



BRITISH  
PROPERTY  
AWARDS

2016

GOLD WINNER

ESTATE AGENT  
IN LONDON NORTH

## Stones Residential

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# stones

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RESIDENTIAL



## The Callanders

Bushey Heath Bushey

We are delighted to offer for sale, a large 2-bedroom purpose-built ground floor apartment which benefits from direct access to its own terrace overlooking well maintained communal gardens. The property itself is accessed by a communal entrance leading to own front door. Once in the property, there is an entrance hall with doors off to all rooms. There is an impressive open plan 20 ft lounge diner with double glazed sliding patio doors leading out to the terrace and gardens. There is a kitchen breakfast room with dining area, tiled splashback and floor. Bedroom 1 has a range of fitted wardrobes and 5-piece en suite bathroom, and bedroom 2 has fitted units too. There is an additional full bathroom suite and walk in utility cupboard. The property benefits from its own garage located within a few meters of the entrance and is offered chain free.

We are advised by the seller of the following tenure information (unverified):

Lease remaining: 966

Service charge: £2520 pa

Ground rent: Peppercorn

## Asking Price £600,000 Leasehold

While every effort is made to ensure the accuracy of our particulars, they are intended as a guide only and their accuracy is in no way guaranteed. Photos and floor-plans are for illustrative purpose only. Appliances have not been tested. Prospective purchasers should satisfy themselves by inspection and relevant reporting of a property prior to purchase. This document does not form part of a legal contract.

[www.stonesresidential.co.uk](http://www.stonesresidential.co.uk)



Also at: 5 Adelaide Road London NW3 3QE T: 0207 483 0685

Stones Residential (Stanmore) Limited Reg. Office: 76 New Cavendish Street, London W1E 9TB Reg. No. 4141139 England

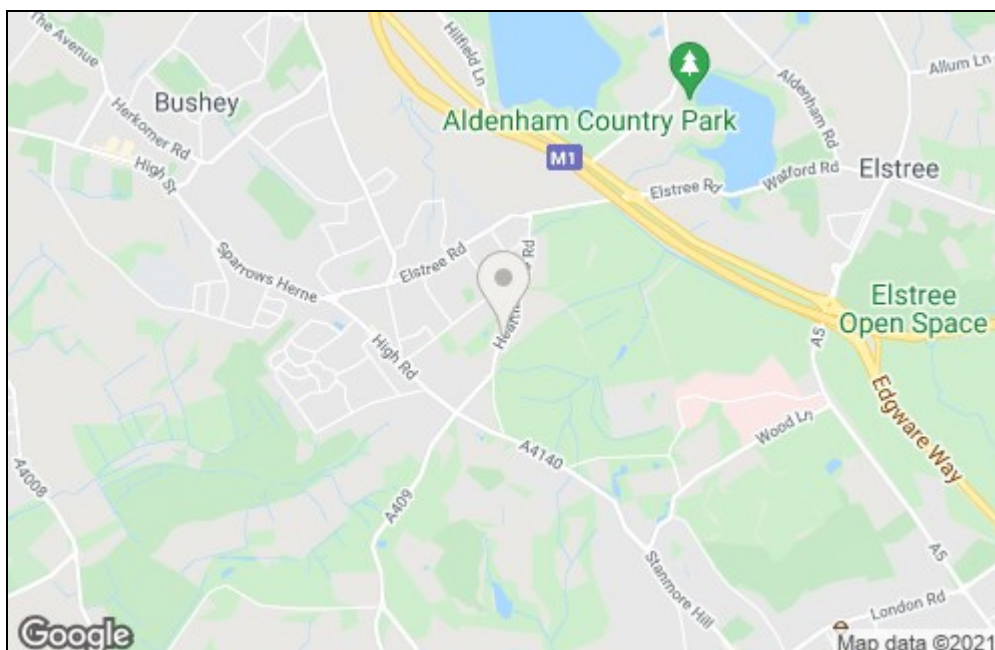




# The Callanders



- CHAIN FREE
- GROUND FLOOR
- TWO BEDROOMS
- FITTED WARDROBES
- GARAGE
- OWN TERRACE
- OVER 900 SQ FT
- WALK IN UTILITY CUPBOARD





# The Callanders



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>72</b> → <b>75</b>	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



## The Callanders, WD23

CAPTURE DATE : 07/10/2021 LASER SCAN POINTS 3,345,009

GROSS INTERNAL AREA

107.61 sqm / 1158.30 sqft



— Ground Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
107.61 sqm / 1158.30 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head heights  
100.55 sqm / 1082.31 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 107.08 sqm / 1152.60 sqft  
IPMS 3C RESIDENTIAL 101.04 sqm / 1087.59 sqft

SPEC ID : 615b2190df6ec70dd4cc6192