



BRITISH
PROPERTY
AWARDS

2016

★★★★★

GOLD WINNER

ESTATE AGENT
IN LONDON NORTH

Stones Residential

40 Church Road Stanmore Middlesex HA7 4AH

T: 020 8954 0045 | W: stonesresidential.co.uk

E: stanmore@stonesresidential.co.uk

stones

LETTINGS | MANAGEMENT | SALES

RESIDENTIAL



Royal Court, Stanmore, HA7

£1,650 PCM

Bedrooms: 2

We are delighted to offer this wonderful 2 bedroom 2 bathroom 3rd floor (with lift) apartment which comprises 975 approx square feet and has the added benefit of its own allocated parking space. Stanmore Place includes 24 hour concierge, residents only gym and stunning landscaped gardens and grounds which all contribute to an incredibly positive lifestyle experience for it's residents. Situated less than a 3 minute walk to Canons Park tube station located on the Jubilee Line, one can access Central London (Baker Street) in 26 minutes and direct trains into Docklands (Canary Wharf) in 46 minutes.

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



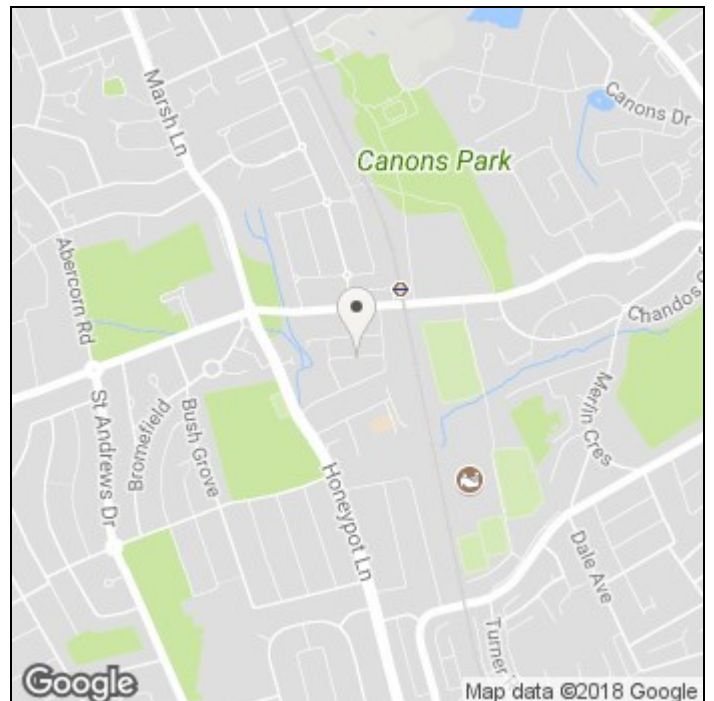
Also at: 5 Adelaide Road London NW3 3QE T: 0207 483 0685

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





- BRAND NEW
- 2 BEDROOM
- 2 BATHROOM
- 3rd FLOOR - WITH LIFT
- UNFURNISHED
- CLOSE TO STATION
- SITE ON GYM
- 24 HOUR CONCIERGE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

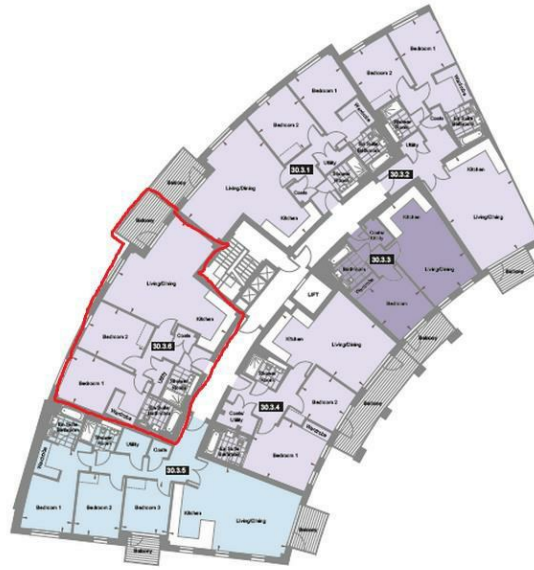
Royal Crescent

30.3.1	85 sq m	917 sq ft
Living/Dining/Kitchen	7741mm x 6538mm	25' 5" x 21' 9"
Bedroom 1	5231mm x 3202mm	17' 2" x 10' 6"
Bedroom 2	3815mm x 3212mm	12' 6" x 10' 6"
30.3.2	86 sq m	924 sq ft
Living/Dining/Kitchen	6955mm x 4494mm	22' 10" x 14' 7"
Bedroom 1	3607mm x 2960mm	11' 10" x 9' 9"
Bedroom 2	3694mm x 3147mm	12' 1" x 10' 4"
30.3.3	48 sq m	521 sq ft
Living/Dining/Kitchen	6695mm x 3569mm	22' x 11' 9"
Bedroom	3658mm x 3143mm	12' x 10' 4"
30.3.4	78 sq m	840 sq ft
Living/Dining/Kitchen	6944mm x 4185mm	22' 8" x 13' 9"
Bedroom 1	4283mm x 3789mm	14' 1" x 12' 5"
Bedroom 2	3102mm x 2983mm	10' 2" x 9' 9"
30.3.5	103 sq m	1104 sq ft
Living/Dining/Kitchen	7411mm x 5237mm	24' 4" x 17' 2"
Bedroom 1	5182mm x 3164mm	17' x 10' 5"
Bedroom 2	3879mm x 2870mm	12' 9" x 9' 5"
Bedroom 3	3309mm x 2876mm	10' 10" x 9' 5"
30.3.6	85 sq m	917 sq ft
Living/Dining/Kitchen	7741mm x 6538mm	25' 5" x 21' 9"
Bedroom 1	5231mm x 3202mm	17' 2" x 10' 6"
Bedroom 2	3815mm x 3212mm	12' 6" x 10' 6"



10

Third floor



Development layout provided for information only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used to calculate carpet areas, appliance spaces, or areas of furniture. North points relate to a apartment layout. These plans are not to scale.

