



BRITISH
PROPERTY
AWARDS

2016

★★★★★

GOLD WINNER

ESTATE AGENT
IN LONDON NORTH

Stones Residential

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stones

LETTINGS | MANAGEMENT | SALES

RESIDENTIAL



Attlee Court, Stanmore Place, HA7

£1,950 PCM

BOOK INTO VIEW THIS SATURDAY 10th October 2020 (ONLY) between 10am and 11am. Call Neil on 020 8954 0045 arrange.

Stones Residential are delighted to present you with the rare opportunity to rent this stunning three bedroom two bathroom apartment on the AWARD WINNING Stanmore Place development. The property offers 3 double bedrooms, en suite to master room, living area with open plan to modern kitchen and 2 built in double storage units. Further benefits include: 1 allocated parking space, lift in block, on site concierge, on site gym (induction fee applies) and a very short walk away from Canons Park underground station (Jubilee Line). The property is served on a unfurnished basis throughout the apartment.

Client Money Protection provided by: ARLA - Association of Residential Letting Agents
Independent Redress provided by: TPO's - The Property Ombudsman

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 tenants should satisfy themselves by inspection and relevant reporting of a property prior to renting. This document does not form part of a legal contract.

www.stonesresidential.co.uk



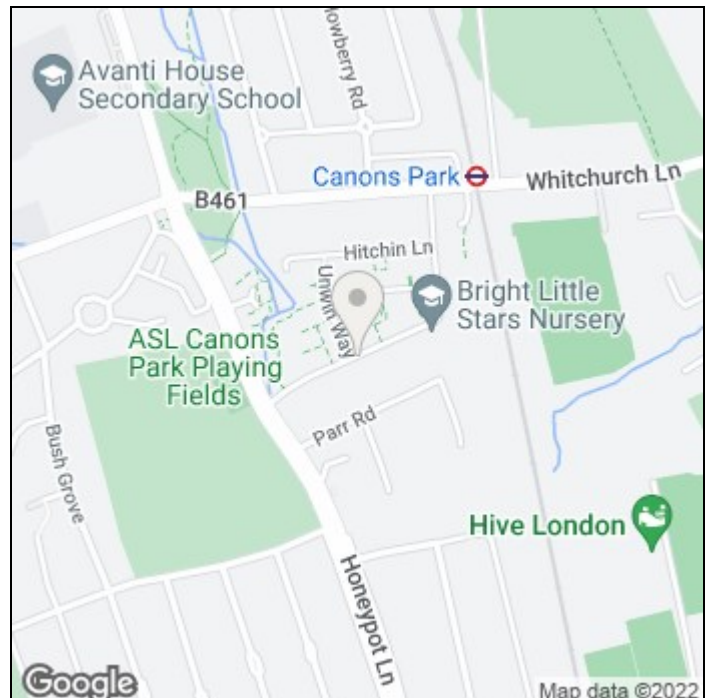
Also at: 5 Adelaide Road London NW3 3QE T: 0207 483 0685

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





- STANMORE PLACE DEVELOPMENT
- THREE BEDROOM APARTMENT
- SHOWER ROOM AND EN SUITE BATHROOM
- UNFURNISHED - FEW ITEMS REMAIN
- SECURE ALLOCATED PARKING BAY
- 24 HOUR CONCIERGE
- RESIDENTS GYM
- MINUTES FROM THE STATION
- COUNCIL TAX BAND E



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	81
(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		85	86
(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		

Water Feature



	(mm)	(ft/inches)
Living/Kitchen	8126 x 4165	26'7" x 13'8"
Bedroom 1	3808 x 3263	12'6" x 10'8"
Bedroom 2	3917 x 2566	12'10" x 8'5"
Bedroom 3	3917 x 2527	12'10" x 8'3"
	(mm)	(ft/inches)
Living/Kitchen	5421 x 4288	17'9" x 14'1"
Bedroom 1	3574 x 2781	11'9" x 9'1"
Bedroom 2	4452 x 2606	14'7" x 8'7"
	(mm)	(ft/inches)
Living/Kitchen	5264 x 4788	17'3" x 15'9"
Bedroom 1	3848 x 3630	12'7" x 11'11"
Bedroom 2	4254 x 2830	13'11" x 9'3"
Bedroom 3	4254 x 2628	13'11" x 8'7"
	(mm)	(ft/inches)
Living/Kitchen	6586 x 4130	21'7" x 13'7"
Bedroom 1	4506 x 3744	14'9" x 12'3"
Bedroom 2	3341 x 2798	11'0" x 9'2"
	(mm)	(ft/inches)
Living/Kitchen	6622 x 4405	21'9" x 14'5"
Bedroom 1	5200 x 2802	17'0" x 9'1"
	(mm)	(ft/inches)
Living/Kitchen	5130 x 4790	16'10" x 15'9"
Bedroom 1	4676 x 2876	15'4" x 9'5"
Bedroom 2	4080 x 2595	13'5" x 8'6"
Bedroom 3	3508 x 2619	11'6" x 8'7"
	(mm)	(ft/inches)
Living/Kitchen	6575 x 5343	21'7" x 17'6"
Bedroom 1	4803 x 3088	15'9" x 10'2"
Bedroom 2	4075 x 2857	13'4" x 9'4"
Bedroom 3	3308 x 3088	10'10" x 10'2"

- FACTORY
- TWO WAY SWITCH
- INTERCOMMUNICATION SYSTEM
- THERMOSTATIC TRIRADIANT
- UNSWITCHED FUSED CONNECTION UNIT
- UNSWITCHED FUSED CONNECTION UNIT
- RECESSED DOWNLIGHT
- WALL MOUNTED DOWNLIGHT
- AUTOMATIC SMOKE DETECTOR WITH INTEGRAL SOUNDER
- AUTOMATIC HEAT DETECTOR WITH INTEGRAL SOUNDER
- DOOR ENTRY
- DOOR BELL SOUNDING
- BELL PUSH
- COMMUNICATIONS SINGLE GANG TELEPHONE OUTLET
- COMMUNICATIONS SINGLE GANG TELEPHONE OUTLET
- COMMUNICATIONS SINGLE GANG TELEPHONE OUTLET
- COMMUNICATIONS GATE SOCKET
- COMMUNICATIONS RAIN GATE SOCKET
- INDICATOR - HALLWAY, SINGLE GATE SOCKET
- INDICATOR - BEDROOM, DOUBLE PANEL
- INDICATOR - LAMP/RELL, DOUBLE CONNECTOR

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