



BRITISH
PROPERTY
AWARDS

2016
★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN LONDON NORTH

Stones Residential

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stones

RESIDENTIAL

LETTINGS | MANAGEMENT | SALES



Stanmore

£525,000 Leasehold

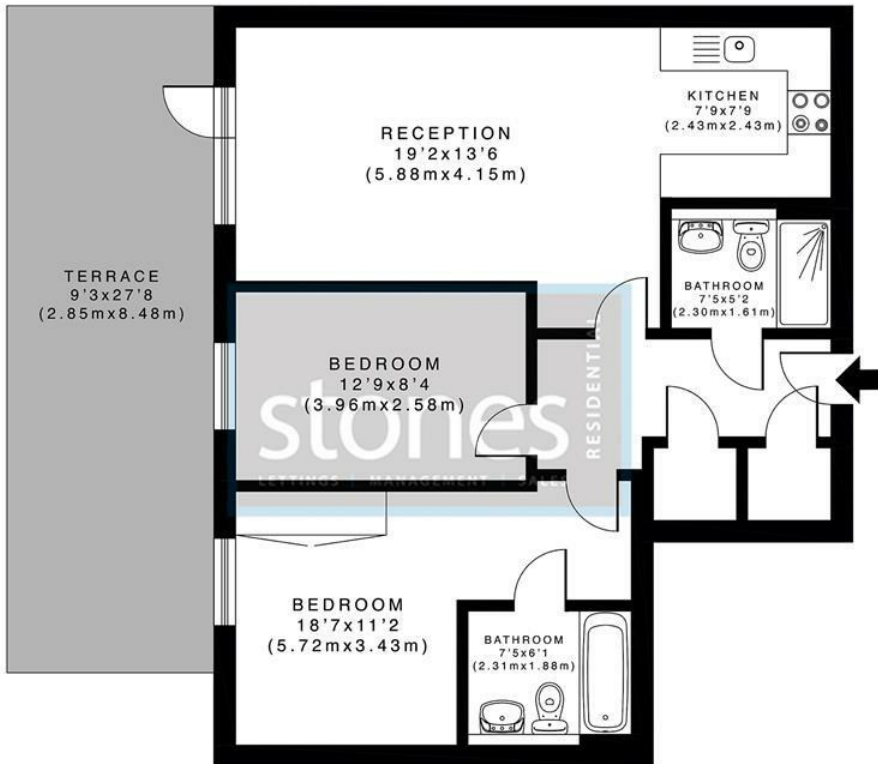
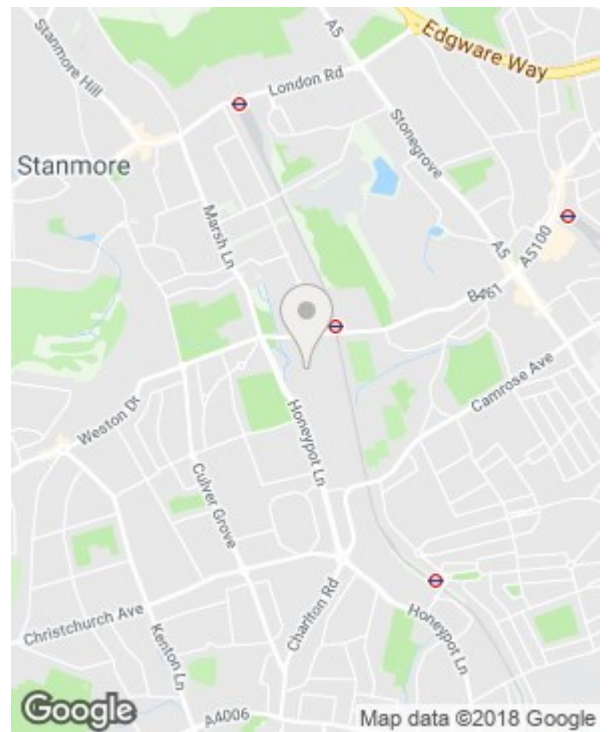
Set within the award winning Stanmore Place development is this fantastic 2 bedroom ground floor luxury apartment boasting 783 square feet of accommodation and outside terrace. This incredible property boasts a wealth of features where every desirable detail is included to create an elegant, light-filled interior where form and function blend perfectly. From the impressive kitchen reception which has been individually planned using a contemporary combination of high gloss cabinets, beautifully enhanced by worktops and upstands. The integrated fridge/freezer and dishwasher complete the stylish and functional kitchen which features Bosch appliances. Elegant and luxurious bathrooms and shower rooms reflect spa hotel style with contemporary Villeroy & Boch sanitary ware, Grohe chrome taps and fittings and large format porcelain tile finishes. This modern yet well-established community and its unique offerings include 24 hour concierge, residents only gym and stunning landscaped gardens and grounds all which all contribute to an incredibly positive lifestyle experience for it's residents. Canons Park station is just a few minutes' walk from Stanmore Place and offers direct travel to Baker Street, Bond Street, Canary Wharf and Stratford, all key destinations for business or pleasure.

We are advised by the sellers that the lease term unexpired is 990+ years, the annual ground rent is £700 and the annual service charge is £2500 approx.





Approx. Gross Internal Floor Area:
783 sq.ft/ 72.75 sq.m



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	84	85
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

GROUND FLOOR

CONCEPT AVE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLAN SHOWN HOWEVER ALL MEASUREMENTS, FIXTURES, FITTINGS AND DATA SHOWN ARE AN APPROXIMATE INFORMATION PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. CONSULT YOUR SELLER, DEVELOPER OR HIS/HER/ITS AGENT FOR FURTHER INFORMATION OR CLARIFICATION IF NECESSARY.

While every effort is made to ensure the accuracy of these 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 prior to purchase. This document does not form part of a legal document.