



# Howard Road, Stanmore, Harrow, HA7

Asking Price: £375,000

Benham  
& Reeves



# Howard Road, Stanmore, Harrow, HA7

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Modern one bedroom third floor apartment in the desirable Stanmore Place development and is spanning an approximate 550 square feet. This apartment boasts large open plan living space, fitted kitchen with integrated appliances and a double bedroom with built-in storage and a three-piece luxury finished bathroom with power shower.

The apartment comprises wood flooring in the living area which leads out to a private balcony, fully carpeted bedroom, and sought-after communal garden for residents.

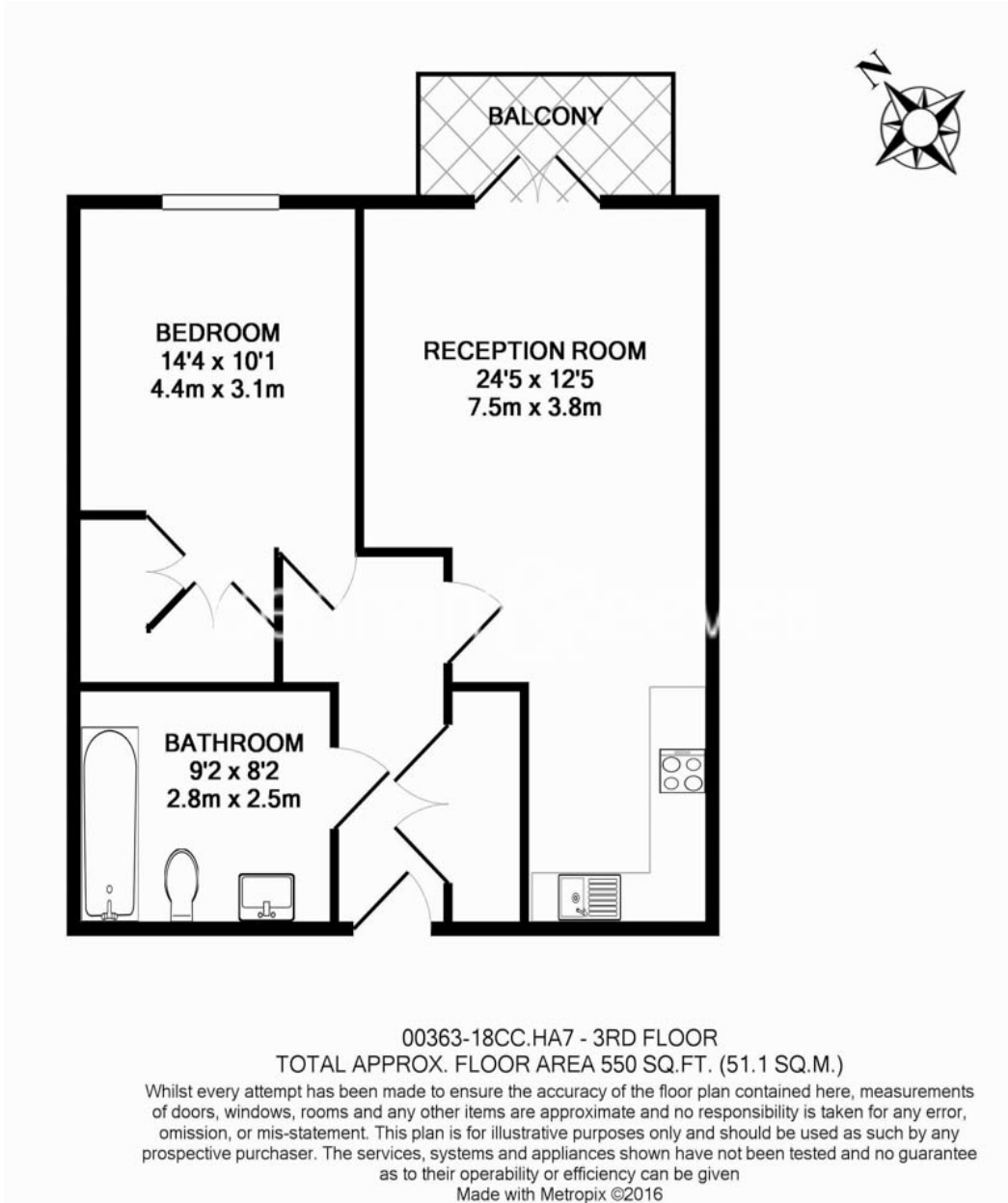
Stanmore Place offers residents secure video entry from the apartment including 24-hour high level security throughout the development, lift access, landscaped gardens, 24-hour concierge service, residents' gym, parking facilities and excellent links to Central London via Canons Park Station which is on the Jubilee line and offers night tube

- Stylish One Bedroom Apartment
- One Bathroom
- 550 Square Feet (Approx.)
- Third Floor
- Private Balcony
- 24-Hour Concierge & Resident's Gym
- Canons Park Station (Zone 5)
- Chain Free



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £375,000

Tenure: Leasehold  
Expires 31/12/3007  
Approximately 983 Years Remaining

Ground Rent: £543.74 (per annum)  
Year 2024

Service Charge: £2,416.88 (per annum)  
£1208.44 (Jan - June 2024)

Anticipated Rent: £1,517.00 pcm  
Approx. 4.9% Yield

## Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: CHD240016

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