



**Howard Road, Stanmore, Harrow, HA7**

Price Reduced to: £350,000

 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

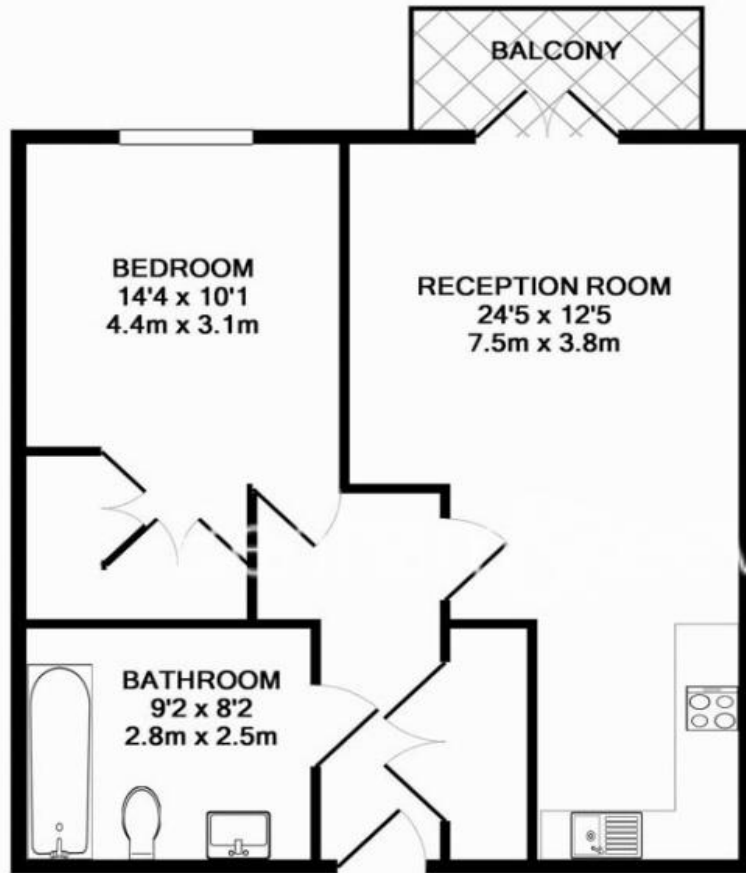




## Property Features:

- 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





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	

00363-18CC.HA7 - 3RD FLOOR  
 TOTAL APPROX. FLOOR AREA 550 SQ.FT. (51.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Terms & Conditions:

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

Price Reduced      £350,000

to:

Tenure:              Leasehold

Expires 31/12/3007

Approximately 983 Years Remaining

Ground Rent:      £543.74 (per annum)

For the year of 2024

Service Charge:    £2,416.88 approx. (per annum)

£1208.44 (Jan - June 2024)

## Viewings:

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

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