



## Lady Aylesford Avenue, Stanmore, HA7 4FG

£465,000 Leasehold

- Ground Floor Flat
- Central Heating & Double Glazing
- Double Aspect Living Room
- Fitted Kitchen
- Two Double Bedrooms
- Two Bathrooms
- Underground Parking
- Long Lease
- EPC Rating C



Christopher Rawlinson & Co are delighted to offer for sale this Spacious Two Bedroom Ground Floor Flat, situated in a modern development convenient for Stanmore's shopping facilities, buses and Jubilee Line Station. Double Glazing, Central Heating, Double Aspect Living Room, Fitted Kitchen, Two Double Bedrooms, Two Bathrooms, Underground Parking. Very Long Lease.

## L Shaped Entrance Hall

17' 6" x 20' 4" (5.33m x 6.20m) max. L Shaped. Radiator, laminate flooring, two fitted cupboards.

## Double Aspect Living Room

15' 8" x 14' 2" (4.78m x 4.32m) Radiators, wood laminate flooring, double glazed windows and doors to gardens.

## Fitted Kitchen

11' 8" x 7' 5" (3.56m x 2.26m) Matching wall and base units with tiled splashbacks, sink with mixer tap, double oven, gas hob, extractor, plumbed for washing machine, tiled floor, double glazed window.

## Bedroom One

16' 4" x 11' 4" (4.98m x 3.45m) Radiator, laminate flooring, fitted cupboards, double glazed window.

## Bedroom Two

17' 8" x 12' 10" (5.38m x 3.91m) max. Radiator, laminate flooring, fitted cupboard, double glazed window.

## Bathroom

7' 4" x 7' 0" (2.24m x 2.13m) Panelled bath with shower attachment, wash hand basin with cupboards below, wc, walls part tiled, spot lights, tiled floor.

## Shower Room

6' 6" x 6' 5" (1.98m x 1.96m) Shower cubicle, wash hand basin with cupboards below, wc, walls part tiled, spot lights, tiled floor.

## Communal Gardens & Underground Parking

Well kept communal gardens.  
Underground parking.

## Very Long Lease

999 years from 1/1/2002.  
Ground Rent £250 per annum (subject to review) To Be Confirmed.  
Service Charges to be advised.

## Additional Information

Council Tax Band E. London Borough of Harrow.

## DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error. Lease details, service charges and ground rent are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.

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

