



STONE • BUTTERS
RESIDENTIAL



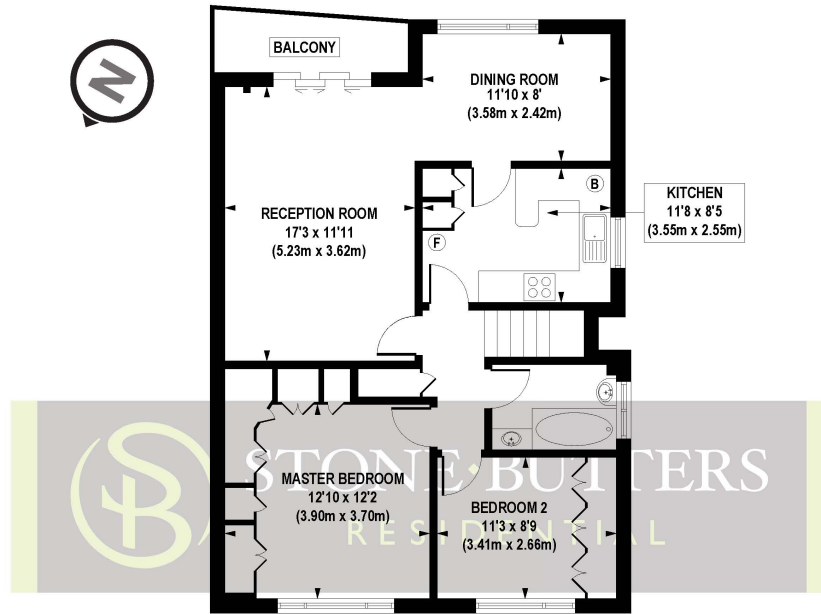
Dene Gardens, Stanmore. HA7 4TA. £405,000 Leasehold

A Bright and Spacious 2 Bedroom, 2 Reception First Floor Maisonette located in a quiet cul de sac being minutes walk from Stanmore's Jubilee Line train Station and shopping amenities. The property benefits include a 114 year lease, lounge and separate dining area, fitted kitchen & bathroom, double glazed windows and a south facing balcony overlooking well tended communal gardens. Low outgoings. CHAIN FREE

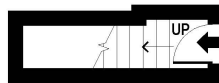
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- First Floor Maisonette
- Chain Free
- Two Reception Areas
- Low Outgoings
- Communal Gardens
- Bright & Airy Throughout
- Short Walk To Stanmore Station
- 114 Years Unexpired Lease
- South Facing Balcony
- Internal Viewing Highly Recommended



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 810 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 32 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 842 sq. ft / 78.24 sq. m

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 interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CP CREATIVE
PROPERTY MARKETING



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	77
(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	