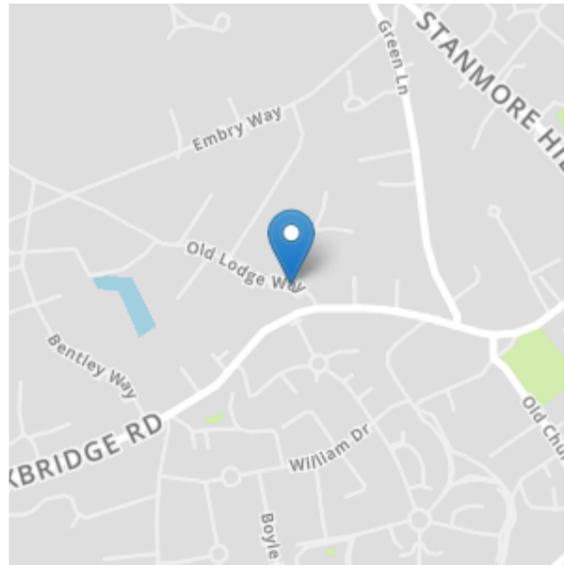


Located within impressive, communal gardens and is conveniently located for a short stroll to the local amenities of Stanmore High Street and short drive to Bushey Heath and Watford Town Centres. Stanmore also offers excellent communication links to London and the North, with the M25 (junction 19) and the M1 (junctions 4 and 5) within easy access.



**Riverine Lodge, Old Lodge Way, Stanmore. HA7 3BE.
£650,000 Share of Freehold**

A rare chance to acquire a Two Bedroom, Two Bathroom First Floor Apartment located in Riverine Lodge on the highly sought after Old Lodge Estate. Offered to the market with no upper chain and offering approximately 1121 sq ft of living accommodation. The property briefly comprises of large entrance hallway with plenty of storage and doors leading to all rooms. Fully fitted kitchen, bright and spacious dual aspect lounge/dining room with access to private balcony, shower room and two double bedrooms with an en-suite bathroom to master. Externally there is a secure underground allocated parking space and well maintained communal gardens. Stanmore Broadway shopping facilities are located within easy reach whilst Stanmore Jubilee line station is just over half a mile away.

- Share of Freehold
- Two Bathrooms (One En-Suite)
- Modern Kitchen
- Balcony Overlooking Gardens

- Two Double Bedrooms
- Underground Parking
- Guests Parking
- Spacious Lounge

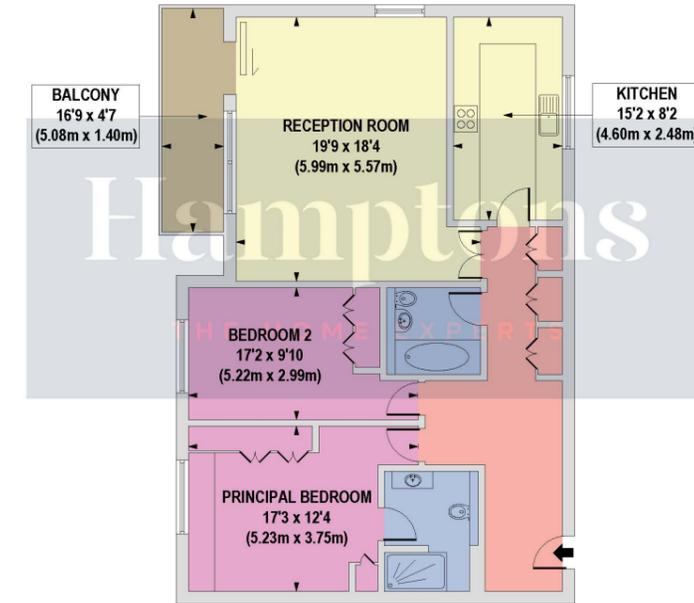


OLD LODGE

Stanmore



Approximate Gross Internal Floor Area
1121 sq. ft / 104.19 sq. m



FIRST FLOOR

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan 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.

CPCREATIVE
PROPERTY MARKETING

(Floor plans are not to scale and measurements are given for guidance only)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	79
(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	