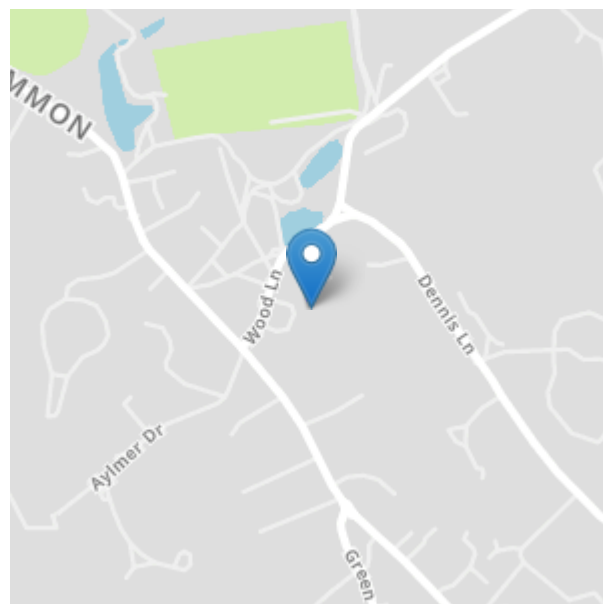


Wood Lane is situated on the north side of Stanmore Hill easily accessible to the local shopping amenities of Stanmore Broadway, Bushey Heath and the A41 into London.



9 Stanmore Hall, Wood Lane, Stanmore. HA7 4JY. Guide price £700,000 Share of Freehold

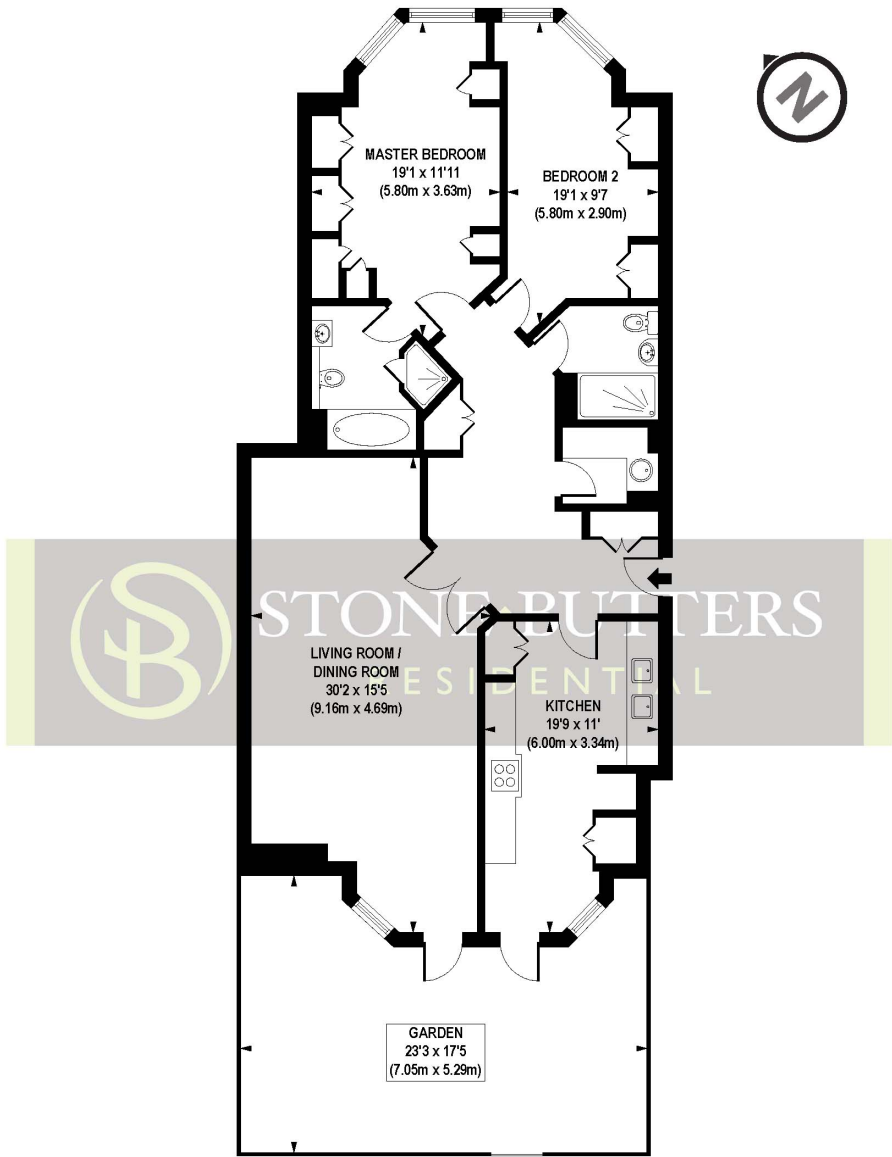
A 2 Bedroom, 2 Bathroom Garden Flat available in the gorgeous and ever impressive Stanmore Hall Development. With doors opening from both the lounge and kitchen onto own garden area, is one of the highlights of this property.

On the ground floor the flat comprises a large reception/dining room, large kitchen/breakfast area, master bedroom with en-suite bathroom, a second double bedroom and a family bathroom. The property has lots of built in storage and a utility room. Parking is both allocated underground and surface with numerous visitor spaces available.

Residents of Stanmore Hall can enjoy the landscaped communal gardens and relax by the swimming pool 365 days a year along with the gymnasium.

Share Of Freehold with approximately 970 years remaining on the lease.

- 2 Bedroom Garden Flat
 - Stunning Grounds
 - 2 Bathrooms - 1 En Suite
 - Share of Freehold
- Popular & Desirable Location
 - Pool Complex & Gym
 - Doors From Lounge & Kitchen To Garden Area
 - 2 Allocated Parking Spaces



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1273 sq. ft / 118.31 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.

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+) A		
(81-91) B		
(69-80) C	78	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	