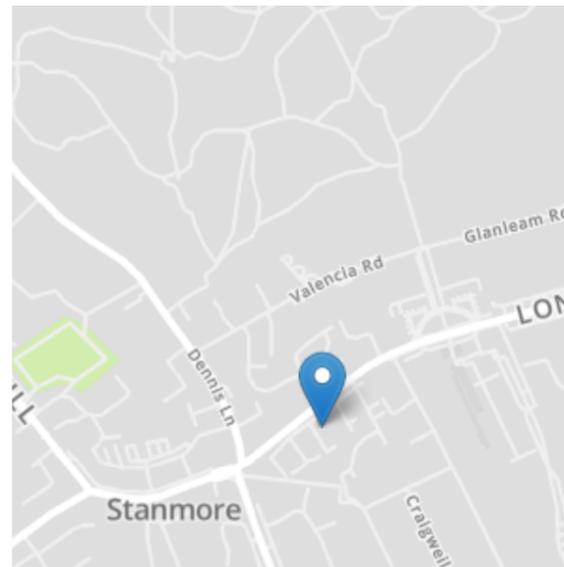


Conveniently located for all of the local amenities of Stanmore offering excellent transport facilities with links to London and the north with Stanmore underground station (Jubilee line) a short walk away. The M1 motorway at junction 4 close by, which connects with the M25 and the main motorway network. Sporting and recreational facilities are incredibly well catered for in the area with Stanmore cricket and golf clubs situated particularly close by, the David Lloyd and Village fitness centres as well as excellent riding and walking in the surrounding countryside.



## Heywood Court, London Road, Stanmore. HA7 4PQ. Leasehold

Spacious 2 Bedroom, 2 Bathroom 1st floor flat, situated in a quiet and highly sought-after location within a short walking distance of Stanmore Broadway and Jubilee line tube station. Offered with a 170+ year lease and peppercorn ground rent the flat has many benefits including well maintained communal areas, garage, lift to all floors and secluded communal garden to the rear.

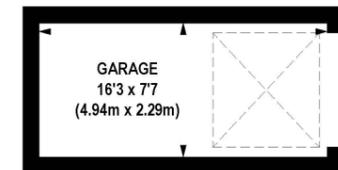
The property, which requires some internal modernisation, benefits from a large reception room, spacious kitchen and is chain-free.

- 2 Bedrooms 2 Bathrooms
- Long Lease
- In Need Of Refurbishment
- Communal Gardens

- Short Walk To Stanmore Station
- Garage (In Block)
- Spacious Accommodation
- Chain Free



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 821 SQ FT



GARAGE  
GROSS INTERNAL  
FLOOR AREA 122 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 943 sq. ft / 87.64 sq. m (Including Garage)  
APPROX. GROSS INTERNAL FLOOR AREA 822 sq. ft / 76.33 sq. m (Excluding Garage)

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.



(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	82
(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	