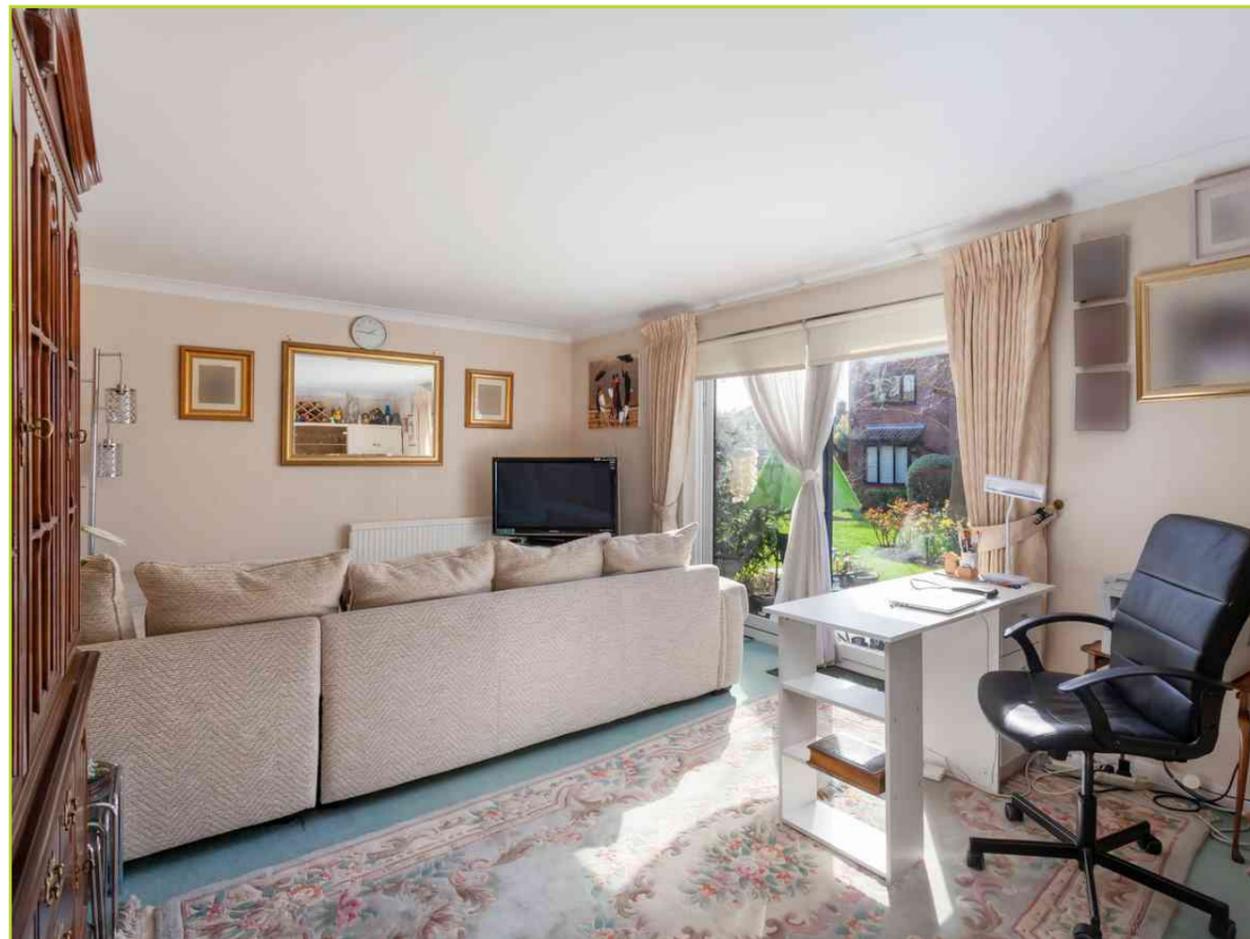
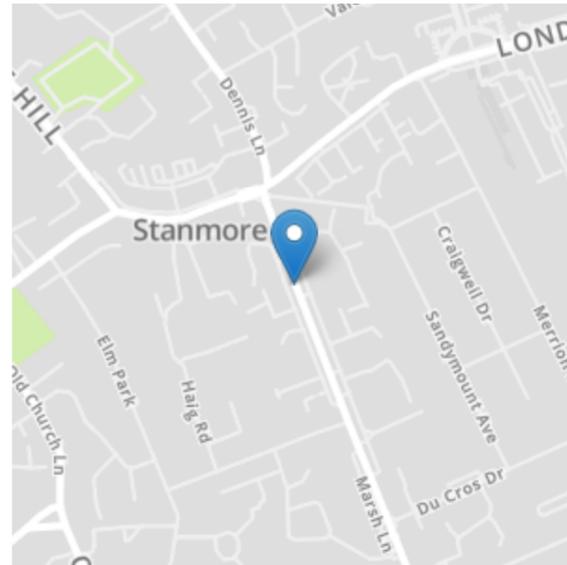


Stanmore is a leafy, tranquil suburb in North-West London situated between Edgware and Bushey. The last stop on the Jubilee line, a journey to Bond Street from Stanmore takes 31 minutes. As an area Stanmore boasts an abundance of greenery, charming commons and acres of Green Belt. It is one of North West London's most desirable areas due to its boutique cafes, shopping facilities, and location to prominent state and private schools which include Haberdashers' Aske's, North London Collegiate, St. Margaret's, and Stanmore College.



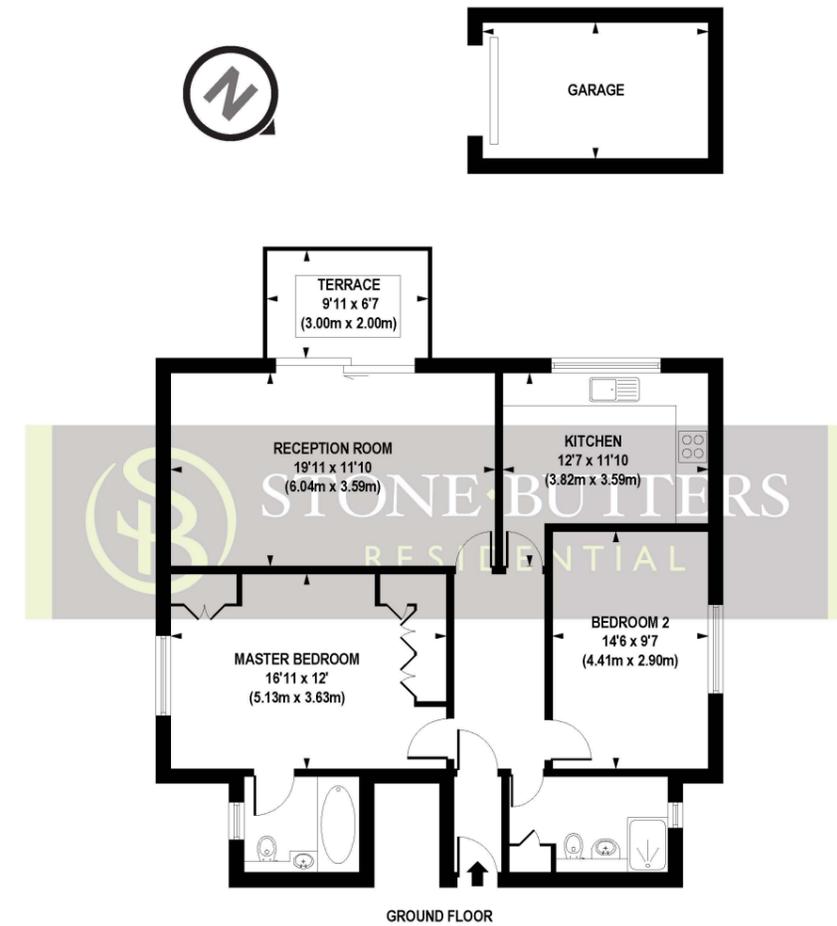
**Sandown Court, Stanmore, Middlesex. HA7 4HZ.
£500,000 Leasehold**

This 2 bedroom 2 bathroom ground floor apartment offers spacious accommodation throughout with the benefit of residents parking, terrace, neatly presented communal grounds and a garage. The property is located off Marsh Lane with a short walk to Stanmore's shopping and transport facilities..

The accommodation comprises a welcoming entrance hallway with doors providing access to all rooms including a large reception room with sliding doors, giving direct access to a terrace overlooking the communal gardens. The kitchen has a range of units with integrated appliances and space for a dining table with seating. The property boasts an inviting master bedroom with fitted wardrobes and en-suite bathroom, followed by a second double bedroom. Completing the accommodation is a guests shower room/wc. The property benefits from underfloor heating in both bathrooms, an alarm system and CCTV security system within the communal grounds.

- Ground Floor Flat
- Two Bathroom (1 En Suite)
- Reception Room With Doors Onto Terrace
- Good Condition Throughout
- Internal Viewing Highly Recommended

- Two Bedrooms
- Garage (In Block)
- Short Walk To Stanmore's Facilities
- Spacious Accommodation
- Video Entry Phone



APPROX. GROSS INTERNAL FLOOR AREA 920 sq. ft / 85.50 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.

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	74	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	