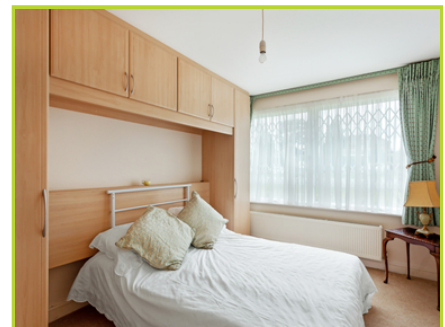




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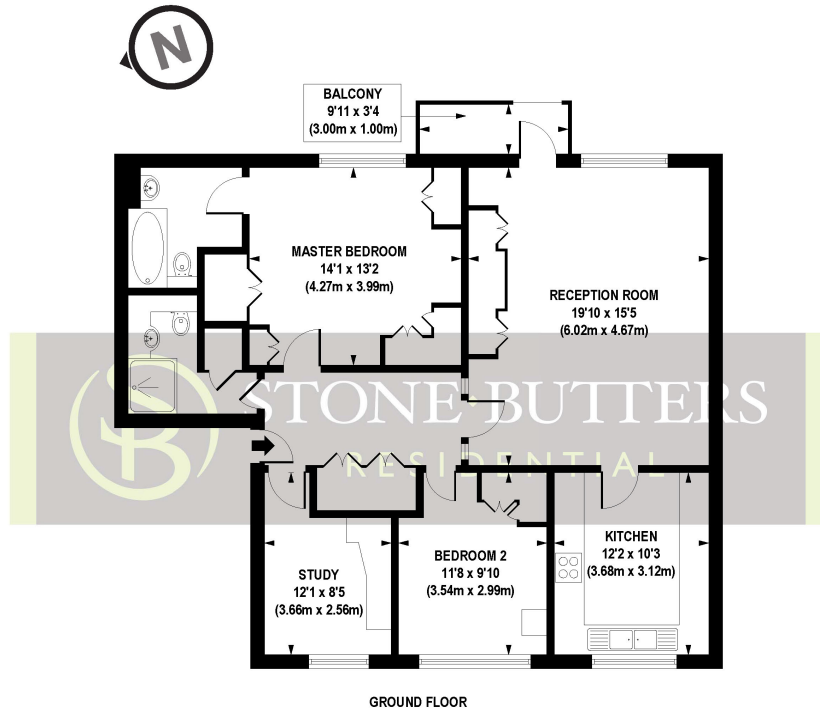
## Gleneagles, Stanmore, Middlesex. HA7 3QG. £540,000 Share of Freehold

An opportunity to acquire this 3 BEDROOM, 2 BATHROOM GROUND FLOOR APARTMENT forming part of a sought after development on Gordon Avenue conveniently located and within walking distance to local shopping and transport facilities. The property is being offered in good decorative order and benefits from: Security Entryphone System, Double Glazed Windows, Gas Central Heating, Reception Room with Access To Balcony overlooking Stanmore Golf Course. Modern kitchen, Bedroom 1 With En Suite Shower Room, 2 Further Bedrooms, Bathroom, Communal Grounds. Single Garage.

1A Stanmore Hill Stanmore Greater London HA74BL

Tel: 0208 9546688 | Email: [sales@stonebutters.co.uk](mailto:sales@stonebutters.co.uk) | Web: [www.stonebutters.co.uk](http://www.stonebutters.co.uk)

- Ground Floor Garden Flat
- 2 Bathrooms - 1 en suite
- Share Of Freehold
- Gas Central Heating
- Lounge with Balcony
- 3 Bedrooms
- Garage (In Block)
- Double Glazed Replacement Windows
- Study/3rd Bedroom



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1096 sq. ft / 101.85 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.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>			(92-100)	<b>A</b>		
(81-91)	<b>B</b>			(91-91)	<b>B</b>		
(69-80)	<b>C</b>			(89-90)	<b>C</b>		
(55-68)	<b>D</b>			(55-55)	<b>D</b>		
(39-54)	<b>E</b>			(39-54)	<b>E</b>		
(21-38)	<b>F</b>			(21-38)	<b>F</b>		
(1-20)	<b>G</b>			(1-20)	<b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2009/33/EC	