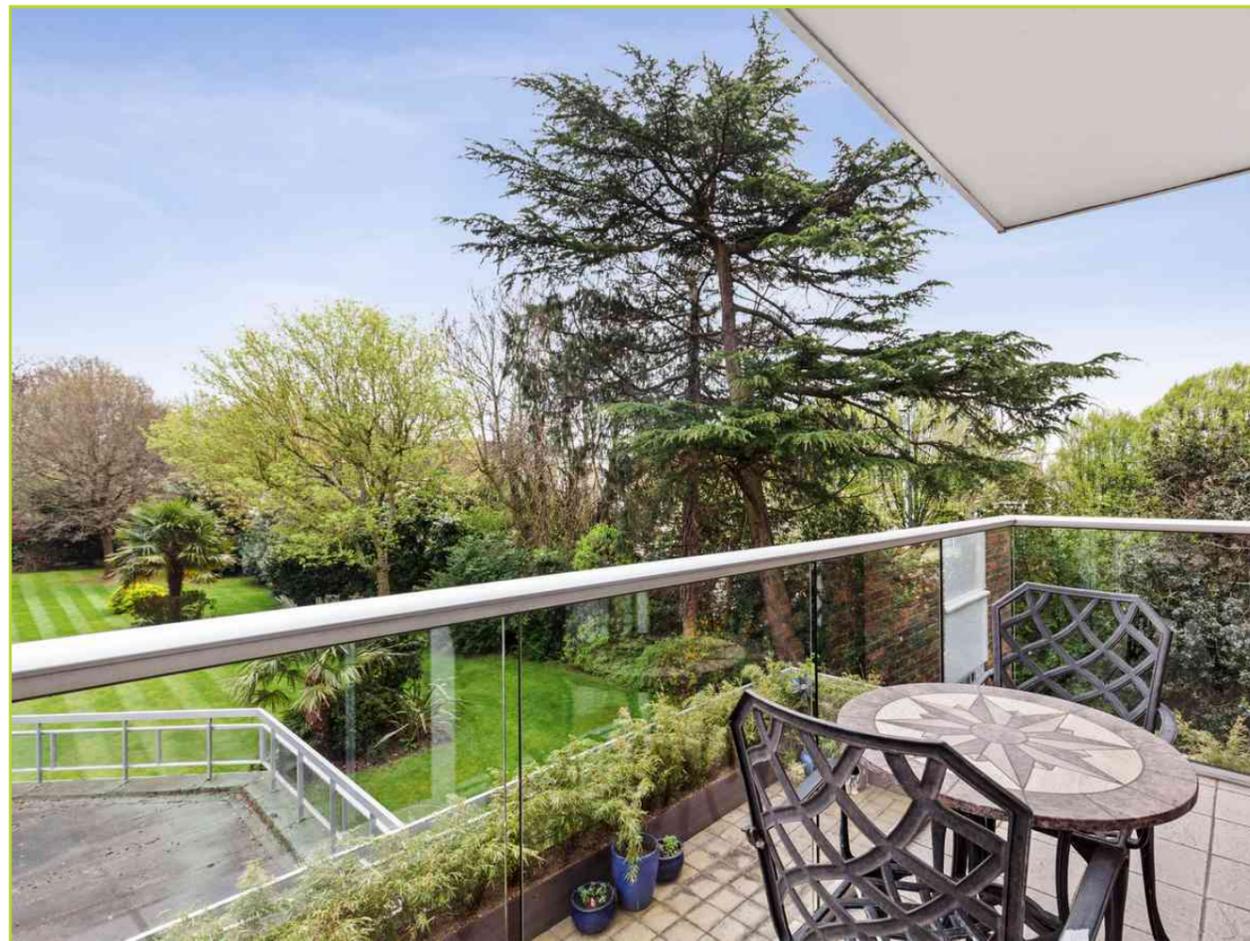
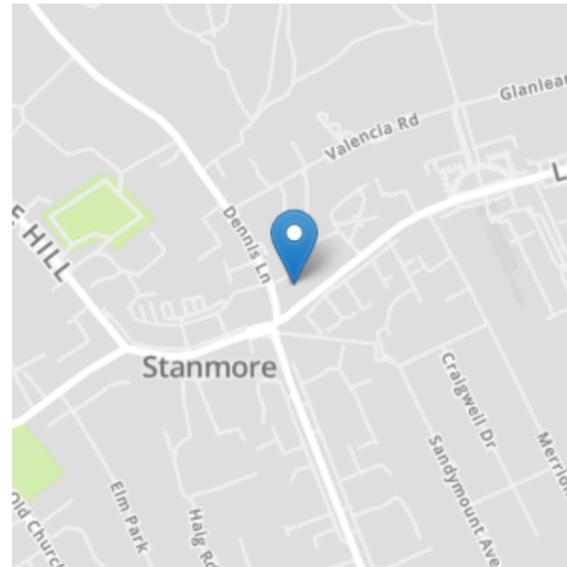


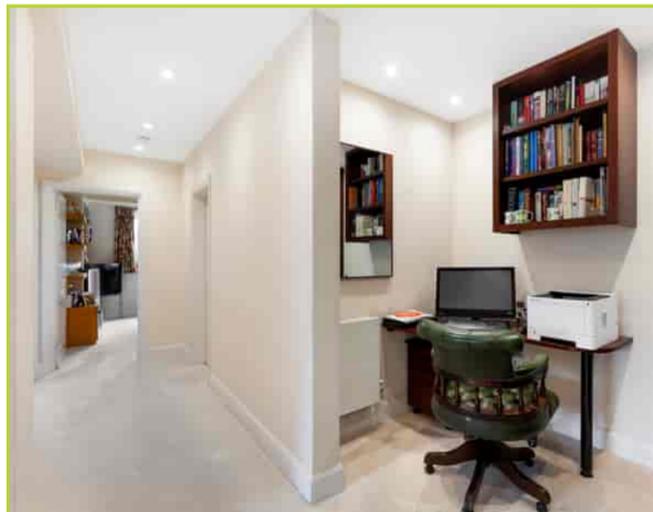
Stanmore is a leafy, tranquil suburb in North-West London situated between Edgware and Bushey. The last stop on the Jubilee line, a journey to Bond Street from Stanmore takes 31 minutes. As an area Stanmore boasts an abundance of greenery, charming commons and acres of Green Belt.



**Oak Lodge Close, Stanmore. HA7 4QB.
£615,000 Share of Freehold**

This Spacious 2 Bedroom, 2 Bathroom Apartment situated on the second floor of this prestigious and sought after development positioned ideally towards the bottom of Dennis Lane in the heart of Stanmore, in close proximity to amenities and transport facilities. The property has been modernised in recent years and is well maintained by the current owners offering over 1200 sq ft of living accommodation, benefits include balcony, modern integrated kitchen, spacious lounge/dining area, garage with electric power, office area and portage service on site (Mon-Fri). Offered with both Share Of Freehold and lease of 950 years unexpired term. Lift to all floors. Internal viewing highly recommended.

- Prime Location On Dennis Lane
- Share Of Freehold
- Concierge Service
- Two Bathroom (One En-Suite)
- Internal Viewing Highly Recommended
- Spacious Accommodation Throughout
- Modern Fitted Kitchen
- Garage With Secure Parking
- Balcony Overlooking Gardens
- Short Walk To Stanmore Broadway



SECOND FLOOR

APPROX. GROSS INTERNAL AREA FLOOR 1220 sq. ft / 113.36 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			
(92-100) A			
(81-91) B		81	84
(69-80) C			
(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	