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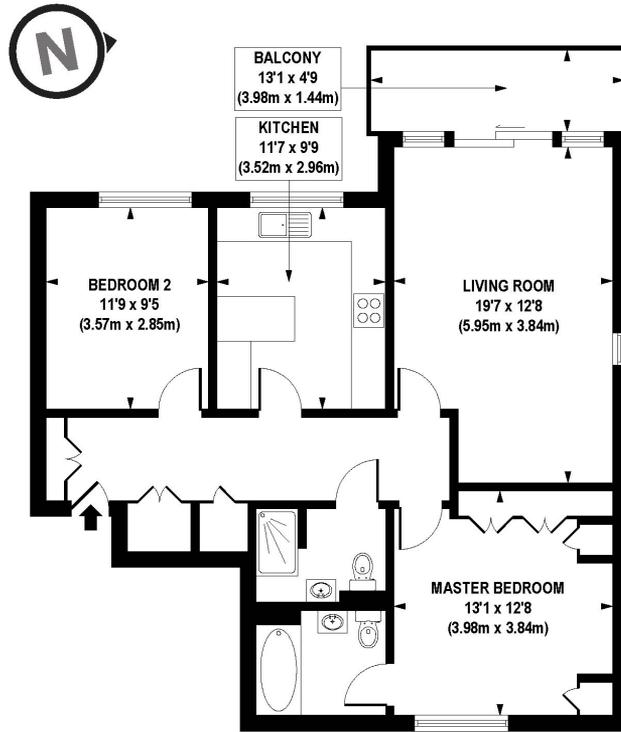
Salisbury House, Stanmore. HA7 3QR. £450,000 Share of Freehold

An opportunity to acquire this 2 Bedroom, 2 Bathroom, Top Floor apartment set within this sought after development. The property comes with allocated parking, lift, balcony, well maintained communal gardens and share of freehold. The property itself is accessed by a lift to the 2nd floor with own front door into hallway and doors off to all rooms. The accommodation comprises an impressive 19 ft dual aspect lounge/diner with access to a west facing balcony accessed by double glazed sliding patio doors. The Master bedroom has a range of fitted wardrobes and an en suite bathroom. The 2nd bedroom is was used as a TV room and there is an additional

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- Lift
- Two Bedrooms
- Kitchen/Breakfast Room
- Allocated Parking Space
- Share of Freehold
- Two Bathrooms (1 En Suite)
- Dual Aspect Lounge with Balcony
- No Onward Chain
- Loft Storage Space



SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 880 sq. ft / 81.73 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	78
(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	