



**FOR SALE**



## Howard Road, Stanmore HA7 1FS

\*\*\* SIMPLY STUNNING \*\*\*

Mischa & Co are proud to offer this lower ground floor 2 double bedroom apartment within the sort-after Stanmore Place development, which offers stylish and contemporary living with its 24 hour concierge service, resident's only gym and stunning landscaped gardens with water features.

The property briefly comprises of a large open-plan kitchen/reception room which leads to a private garden, a master bedroom with ensuite with access to the garden, en-suite to the master bedroom, a family bathroom, plenty of storage, allocated secure parking space and 985 year lease. Shops and transport links, such as buses and Canons Park Underground Station (Jubilee), are within a short walking distance. Currently being sold chain free.

Council Tax Band D (Harrow) & EPC rating B (83).

| Energy Efficiency Rating |   | Current | Potential |
|--------------------------|---|---------|-----------|
| 100%                     | A |         |           |
| 93-100%                  | B | 83      | 83        |
| 81-92%                   | C |         |           |
| 69-80%                   | D |         |           |
| 55-68%                   | E |         |           |
| 39-54%                   | F |         |           |
| 13-38%                   | G |         |           |

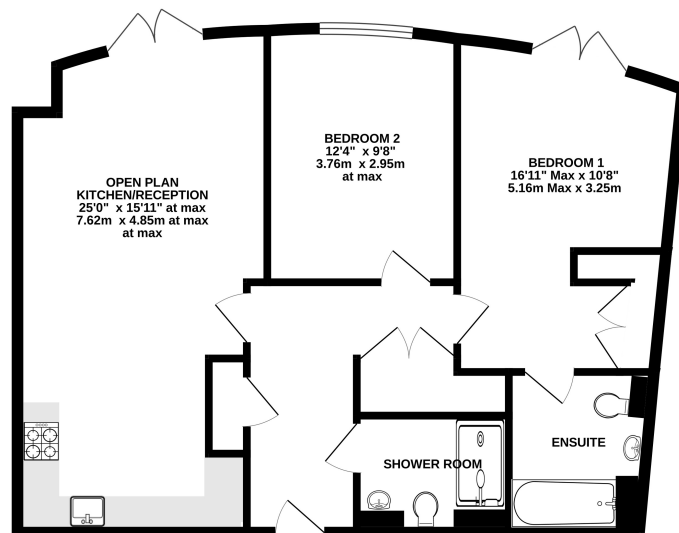
For energy efficient - lower running costs  
 For energy efficient - higher selling price  
 England, Scotland & Wales  
 EPC Rating 83/83

**£499,950 Leasehold**

4 North Parade, Mollison Way, Edgware, HA8 5QH  
 E: info@mischaandco.com T: 0208 951 5000

## Floorplan

LOWER GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency in the future.  
Made with Metropix CS224



NB: Please note that all fittings, kitchen appliances and heating systems have not been tested by Mishca & Co Sales & Lettings. Whilst we endeavour to make our sales details accurate and reliable. Room sizes should not be relied upon for carpets and furnishings. If there is any point, which is of particular important to you, please contact our office and we will be pleased to verify any information for you. Do so particularly if contemplating travelling some distance to view this property.