



**BENJAMIN  
STEVENS.**  
estate agents



## **Lady Aylesford Avenue, Stanmore HA7 4FP**

**Offers In Excess Of £725,000**

A bright and spacious THREE DOUBLE BEDROOM, TWO BATHROOM GROUND FLOOR APARTMENT forming part of the sought after Stanmore Park development in the heart of Stanmore, conveniently located and within walking distance to all local shopping and transport facilities. The property is being offered in good decorative order and benefits from: Security Entryphone System, Double Glazed Windows, Gas Fired Heating To Radiators, Spacious Entrance Hall, Reception Room With Access To Private Terrace With Panoramic Views Overlook Temple Pond, Fully Fitted Kitchen/Breakfast Room, Utility Room, Bedroom One With En Suite Bathroom, Two Further Double Bedrooms With Access To Private Terrace, Family Bathroom, Communal Grounds, Underground & Visitors Parking.

# Lady Aylesford Avenue, Stanmore HA7 4FP

## Exterior:



## Bedroom One:



## Reception Room:



## En Suite Bathroom:



## Kitchen:



## Bedroom Two:



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## Bedroom Three:



## Panoramic Views:



## Family Bathroom:



## Tenure:

To the best of their knowledge the seller advises us there are approximately 100 years remaining on the lease with a annual combined service charge and ground rent of approximately £2,850 per year.

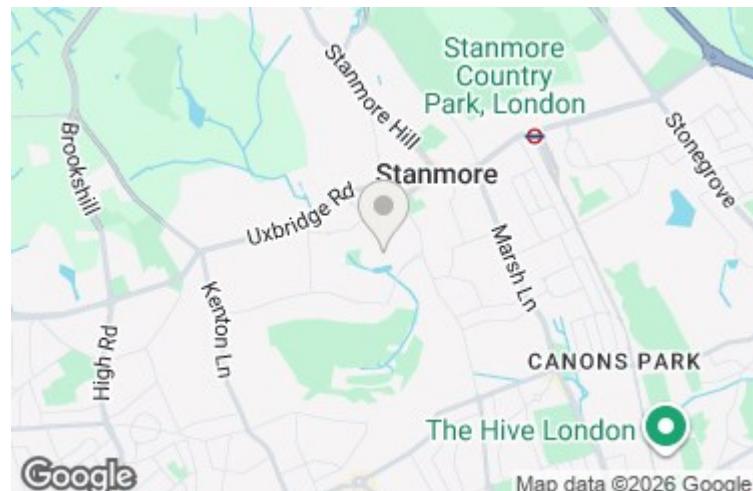
Council Tax Band F £2,834.52 per annum.

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

## Disclaimer:

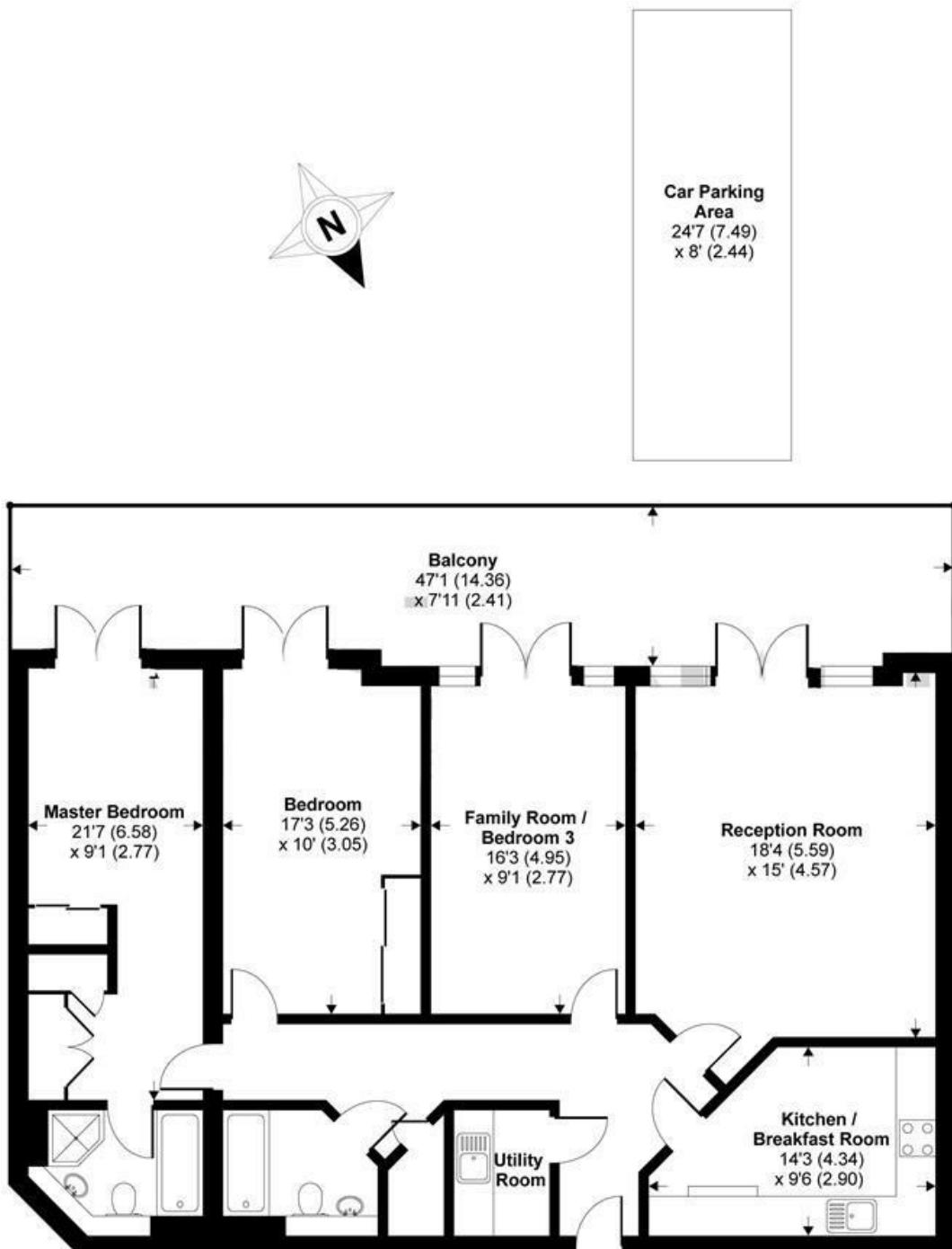
While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.

## Private Terrace:



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APPROX. GROSS INTERNAL FLOOR AREA 1279 SQ FT 118.8 SQ METRES



## GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

