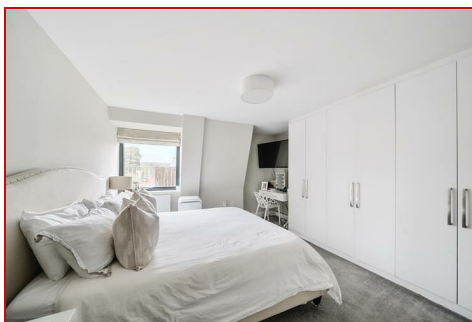




**BENJAMIN
STEVENS.**
estate agents



The Broadway, Stanmore HA7 4EB

Offers In Excess Of £499,950

A beautifully presented bright and spacious TWO BEDROOM, TWO BATHROOM TOP FLOOR APARTMENT forming part of this sought after development in the heart of Stanmore, conveniently located and within walking distance to all local shopping and transport facilities. The property is being offered excellent decorative order and benefits from: Security Entryphone System, Lift, Reception Room With Fully Fitted Open Plan Modern Kitchen & Access To A Private Rooftop Terrace, Bedroom One With En Suite Shower Room, Bedroom Two, Family Bathroom, Private Rooftop Terrace With Panoramic Views, Allocated Parking,
NO UPPER CHAIN

The Broadway, Stanmore HA7 4EB

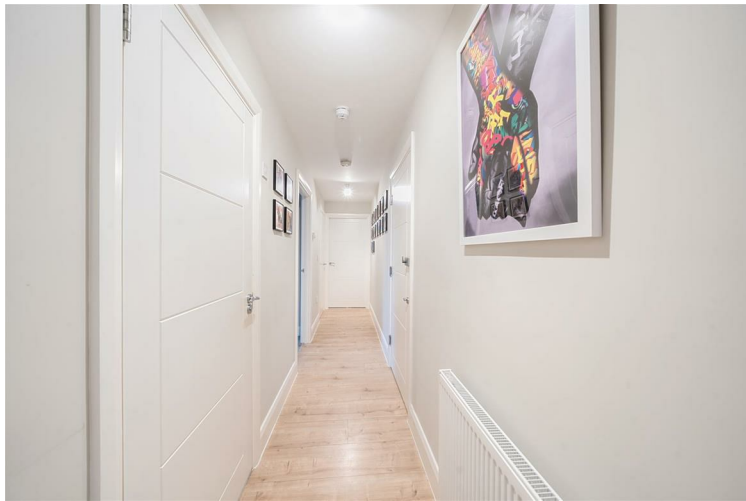
Exterior:



Reception Room:



Entrance Hall:



Reception Room:



Reception Room:



Reception Room:



The Broadway, Stanmore HA7 4EB

Reception Room:



Bedroom One:



Open Plan Kitchen:



Bedroom One:



Open Plan Kitchen:



En Suite Shower Room:



The Broadway, Stanmore HA7 4EB

Bedroom Two:



Private Terrace:



Family Bathroom:



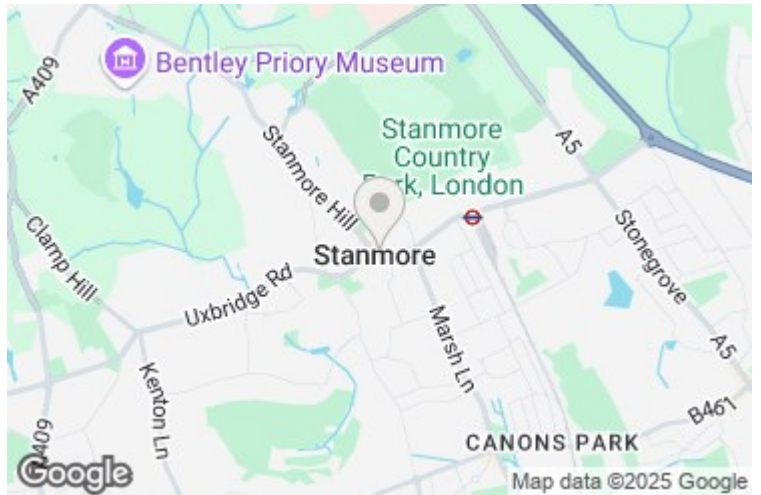
Tenure:

This is a leasehold property and the seller advises us that, to the best of their knowledge, There are approximately 118 years remaining on the lease and there is a service charge of approximately £2500 per annum and a Ground Rent of £400 per annum;
Council Tax Band E
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:



Buckingham Parade, The Broadway, Stanmore, HA7

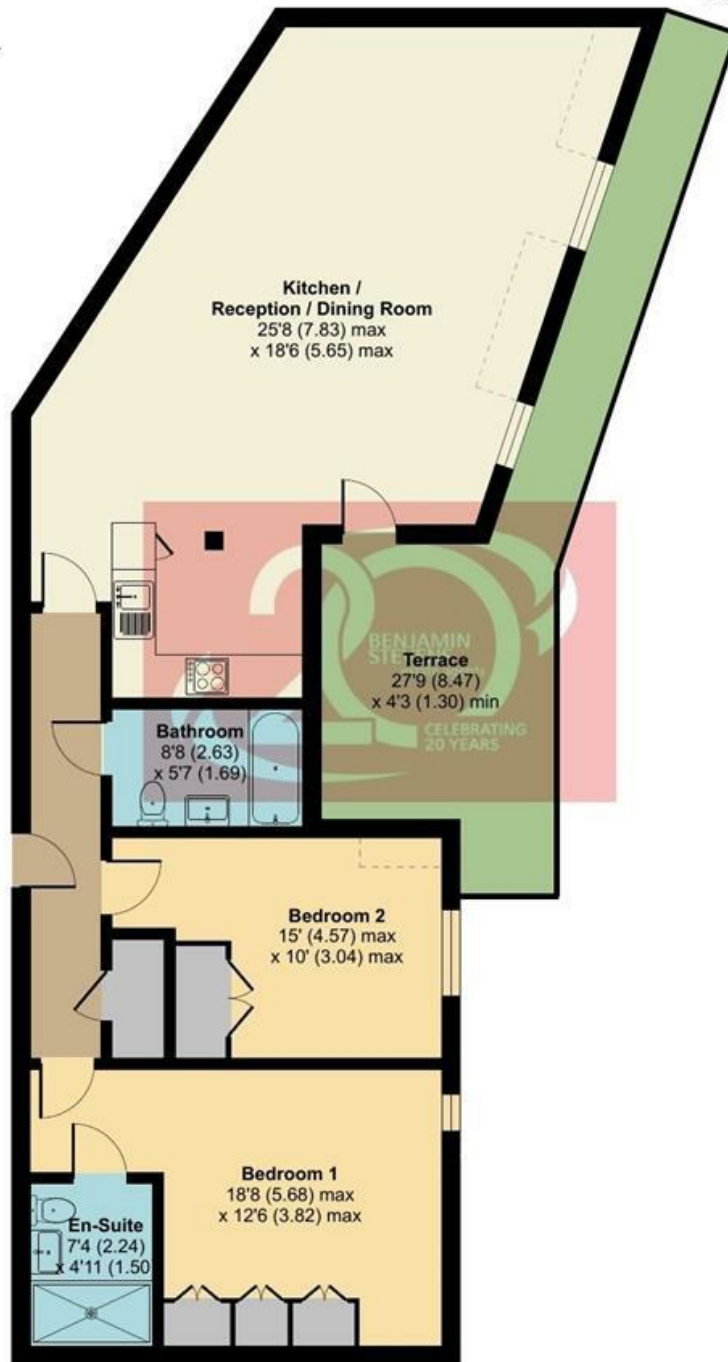
Approximate Area = 1008 sq ft / 93.6 sq m

Limited Use Area(s) = 32 sq ft / 2.9 sq m

Total = 1040 sq ft / 96.5 sq m

For identification only - Not to scale

Denotes restricted head height



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Benjamin Stevens. REF: 1243499

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