

12 Stanmore Hall Wood Lane, Stanmore, HA7 4JY
£649,950



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Council Tax Band: G

An Executive First Floor Apartment in excess of 1,200 sq ft with 2 bedrooms and 2 bathrooms plus boasting access to a indoor swimming pool and gym, situated in this grand and elegant development converted in the late 1990's and ever since has been maintained a very high standard.

Standing in two acres of beautiful grounds, Stanmore Hall remains of great historical interest and is arguably one of the most prestigious developments in Greater London. Advantages include communal leisure facilities (with heated indoor swimming pool); portorage; dedicated parking (underground & surface) and secure private storage - always useful in an apartment.

Offered with a share of freehold and a long lease of approximately 970 years remaining. The annual service charge is £5,319 bi annually.



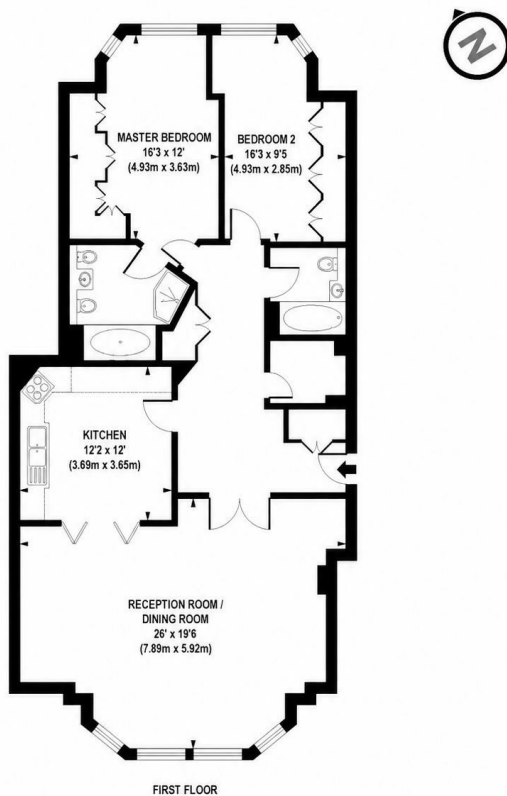


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APPROX. GROSS INTERNAL FLOOR AREA 1244 sq. ft / 115.57 sq. m

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	
England & Wales		EU Directive 2002/91/EC