

2 Bed Flat In Stanley Road , Harrow, HA2 8FB

£285,000





## SHORT DESCRIPTION

Property Ref: 14041 This spacious 2-bedroom flat located in the heart of Harrow, nestled in a quiet residential area offers a comfortable living environment with a well-designed layout. It features two generous bedrooms, providing ample space for relaxation, along with a living room that can be used for entertaining or as an additional family area with easy access to local amenities, transport links, and the vibrant town centre. The flat includes a balcony that offers a pleasant view, perfect for enjoying your morning coffee or evening relaxation.. Additional amenities include allocated parking for your convenience and access to a shared garden, ideal for outdoor activities or leisure. The property is equipped with electric heating, ensuring warmth throughout the colder months with a modern bathroom. This flat is ready to move in and is chain-free, making the transition smooth and straightforward. Conveniently located, it is just a short distance from the train station and a local school, providing easy access to transportation and educational facilities. Council Tax Band: C EPC Rating: C Don't miss out on this incredible opportunity to own a piece of Harrow's history. With its unique blend of character and modern convenience, this 2-bedroom flat is the perfect choice for first-time buyers, young professionals, and families alike. Schedule a viewing today for your dream home! --

----- Property Type: Flat Full selling price: £275000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 140 Yearly Ground Rent Cost: £270.00 Yearly Management Cost: £3492.00 Council tax band: C EPC rating: C Measurement:540 sq.ft Outside Space: Shared Garden Parking: Allocated Heating Type: Solar Powered ,Electric Heating Chain Sale or Chain Free: Chain Free Possession of the property: Self-occupied

2

Bed Room(s)

1

Bath Room(s)

1

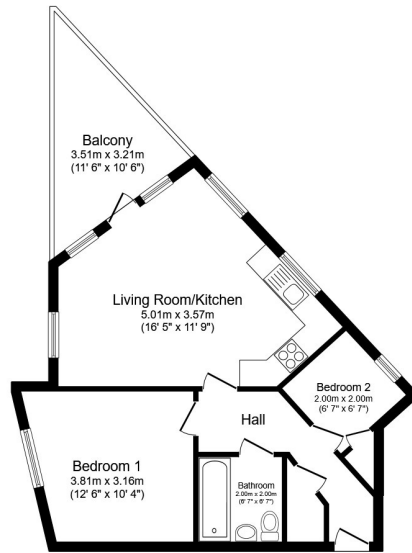
Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.





Total floor area 50.2 m<sup>2</sup> (540 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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