



# Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

## Guide Price £325,000 Glebe Road, Stanmore, HA7



- ONE DOUBLE BED FLAT
- CHAIN FREE
- FANTASTIC LOCATION
- STUDY/BEDROOM 2
- EXCELLENT DECORATIVE ORDER
- FITTED KITCHEN
- FAMILY SHOWER ROOM
- 1ST FLOOR
- 115 YEAR LEASE
- 5 MINS FROM STANMORE STATION

We are pleased to offer for sale this well presented 1 bedroom 1st floor maisonette with separate study/ bedroom 2 situated in the heart of Stanmore.

Benefits include: entrance hallway, reception room, fitted kitchen, double bedroom , study/bedroom 2, family shower room , gas central heating, double glazed windows, 115 year lease. Chain free.

The property is situated only 5 mins walk to Stanmore station (jubilee line) and within walking distance to local schools, shops and transport links.

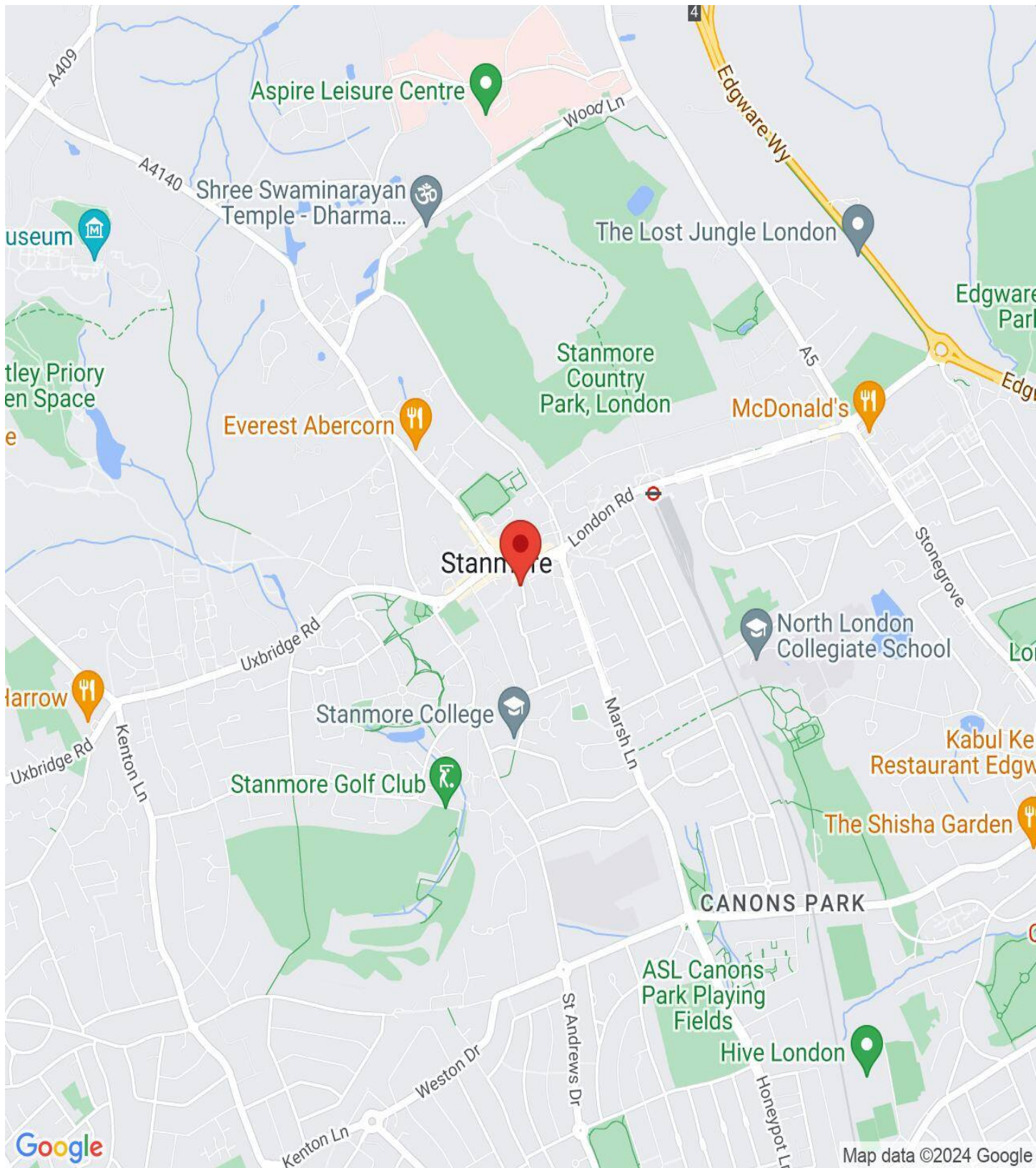


# Glebe Road, Stanmore, HA7



Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	72	77
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		



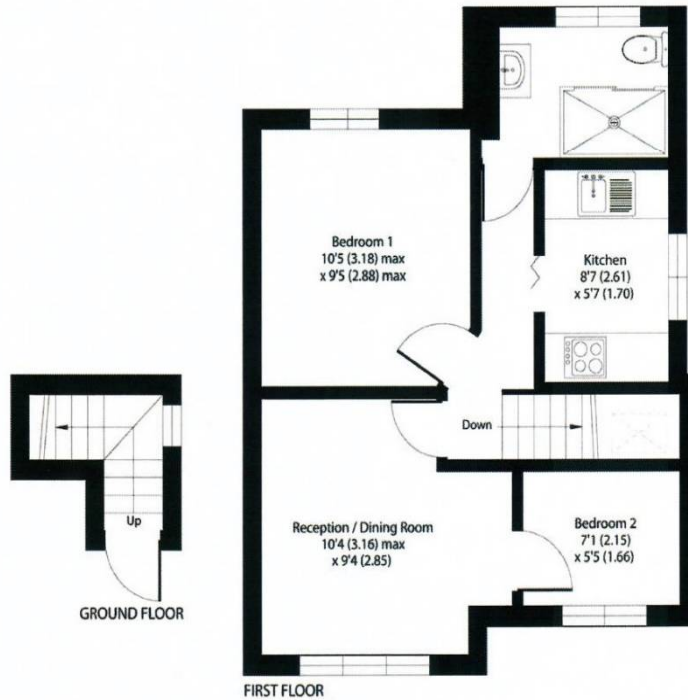




## Glebe Road, Stanmore, HA7 4EL

Approximate Area = 436 sq ft / 40.5 sq m

For identification only - Not to scale



### VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD

134a Kenton Road, Harrow, Middlesex, HA3 8AL T: 020 8907 2525 E: kenton@allanhoward.co.uk W: www.allanhoward.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ALLAN HOWARD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.