



Watling Court, Jesmond Way  
Stanmore, HA7

PRESTON BENNETT  In association with HAMPTONS INTERNATIONAL  
RESIDENTIAL

# Chain free Two bedroom top floor apartment. EPC:C

**Preston Bennett**

In association with Hamptons International

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Share of freehold | Two double bedrooms | Large reception | Large balcony | Kitchen breakfast room | Utility room | Communal gardens | Gas central heating | Garage | Chain free | Convenient location | Within Stanmore Eruv

## Asking Price £425,000 Share of Freehold

### Description

Positioned on the top floor (second) and providing bright, spacious and well proportioned accommodation throughout is this chain free two bedroom apartment with balcony and garage.

The accommodation totals Approx. 950 square feet and consists of two double bedrooms, large reception room with full width balcony, kitchen breakfast room, utility room and bathroom with separate WC.

Located within walking distance of local shops, bus routes and places of worship and within easy access of both Stanmore Broadway and Edgware High Street with their Jubilee and Northern line tube stations the flat provides all the amenities for first time buyers, investors and downsizers.

### Location

Stanmore is a leafy, tranquil suburb in North-West London situated between Edgware and Bushey. The last stop on the Jubilee line, a journey to Bond Street from Stanmore takes 31 minutes.

As an area Stanmore boasts an abundance of greenery, charming commons and acres of Green Belt. It is one of North West London's most desirable areas due to its boutique cafes, shopping facilities, and location to prominent state and private schools which include Haberdashers' Aske's, North London Collegiate, St. Margaret's, and Stanmore College.

### Additional Information

Service Charge £1,800 per annum

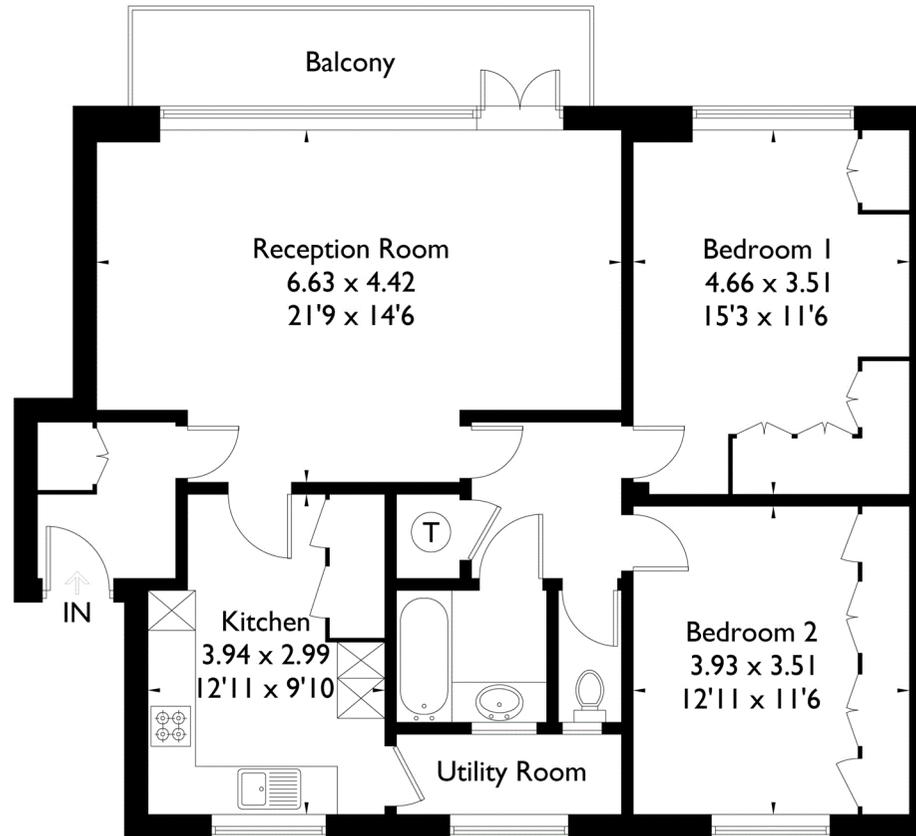
Ground Rent £1 per annum



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# Jesmond Way, Stanmore

Approximate Gross Internal Area = 87.9 sq m / 946 sq ft



## Second Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 169427

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

