



BRITISH  
PROPERTY  
AWARDS

2016

GOLD WINNER

ESTATE AGENT  
IN LONDON NORTH

## Stones Residential

40 Church Road Stanmore Middlesex HA7 4AH

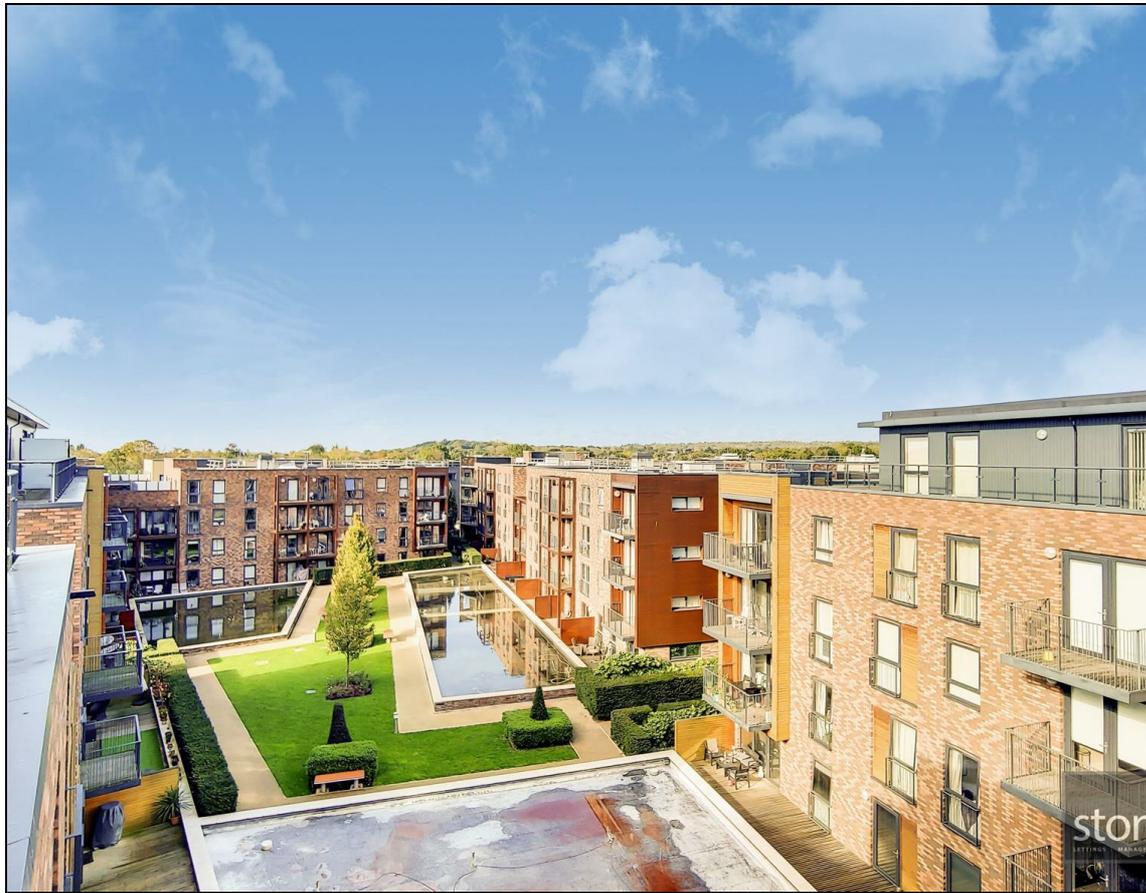
T: 020 8954 0045 | W: stonesresidential.co.uk

E: stanmore@stonesresidential.co.uk

# stones

LETTINGS | MANAGEMENT | SALES

RESIDENTIAL



## Stanmore Place, HA7

### £2,100 Per Month

**\*\*Lockdown Viewings Available\*\***

Stones Residential are delighted to offer this stunning 3 bedroom 2 bathroom luxury penthouse apartment with wrap around balcony set within this award winning Stanmore Place development. The apartment over looks the internal garden and fountain area and has the best views in the development.

The property is located on the top floor and benefits from an entrance hall with a large walk in storage cupboard and additional utility cupboard. The amazing open plan kitchen reception features a high gloss kitchen, integrated with Bosch energy efficient stainless steel appliances. The luxury fitted bathrooms reflect a spa hotel style, with contemporary sanitary-ware with porcelain tile wall and floor finishes. The Master Bedroom has fitted wardrobes as well as an en suite bathroom.

**Client Money Protection provided by:** ARLA - Association of Residential Letting Agents

**Independent Redress provided by:** TPO's - The Property Ombudsman

While every effort is made to ensure the accuracy of our particulars, they are intended as a guide only and their accuracy is in no way guaranteed. Photos and floor-plans are for illustrative purpose only. Appliances have not been tested. Prospective tenants should satisfy themselves by inspection and relevant reporting of a property prior to renting. This document does not form part of a legal contract.

[www.stonesresidential.co.uk](http://www.stonesresidential.co.uk)



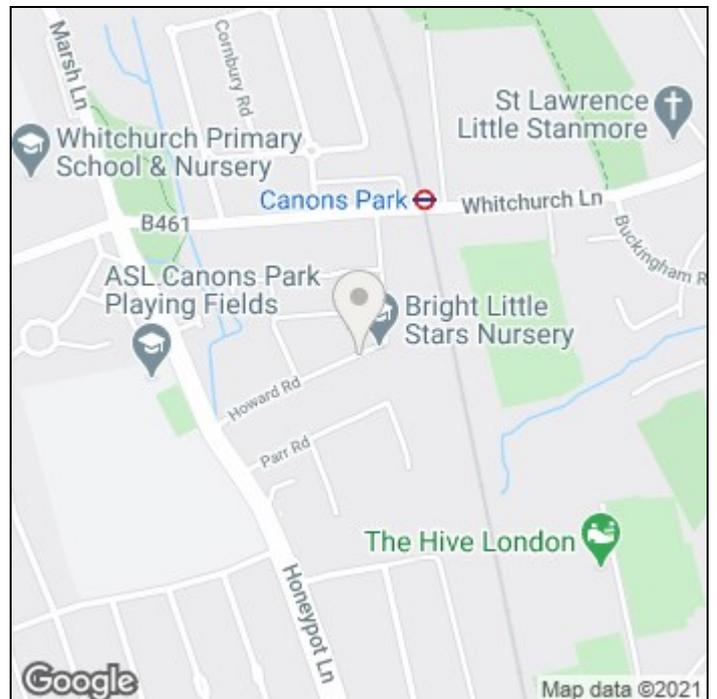
Also at: 5 Adelaide Road London NW3 3QE T: 0207 483 0685

Stones Residential (Stanmore) Limited Reg. Office: 76 New Cavendish Street, London W1E 9TB Reg. No. 4141139 England





- STUNNING 3 BEDROOM LUXURY APARTMENT
- 3 BEDROOMS
- PENTHOUSE WITH AMAZING VIEWS
- WRAP AROUND BALCONY
- 2 BATHROOMS
- SECURE ALLOCATED PARKING SPACE
- 1 MINUTE TO CANONS PARK STATION
- 24 HOUR CONCIERGE AND CCTV THROUGHOUT THE DEVELOPMENT
- WELL EQUIPPED RESIDENTS ONLY GYM
- ACCESS TO PRIVATE COURTYARD



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>82</b>	<b>82</b>
(69-80) <b>C</b>			
(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 &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

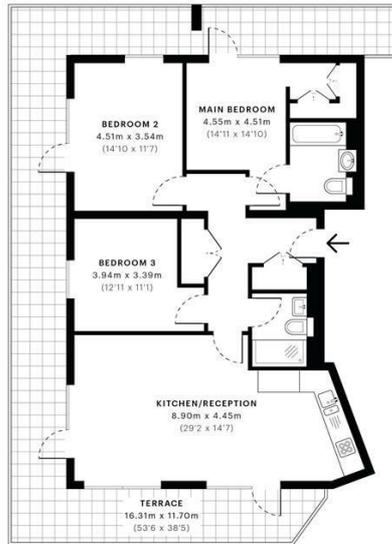


Clement Court, HA7

CAPTURE DATE: 16/10/2020 LASER SCAN POINTS: 21,802,250

GROSS INTERNAL AREA

101.75 sqm / 1095.23 sqft



— Fourth Floor

GROSS INTERNAL AREA (GIA)  
The internal area of the property  
101.75 sqm / 1095.23 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and structural elements  
Includes built-in wardrobes, not roof/ceiling height  
95.68 sqm / 1029.89 sqft

EXTERNAL STRUCTURAL FEATURES  
Includes: windows, balconies etc.  
48.05 sqm / 517.31 sqft

RESTRICTED ACCESS HEIGHT  
Common areas below 1.9m  
0.16 sqm / 1.72 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Data to handover, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured on the scan.

AREA 36 RESIDENTIAL: 101.23 sqm / 1087.83 sqft  
AREA 36 RESIDENTIAL: 146.28 sqm / 1574.87 sqft

www.stonesurveyors.co.uk

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