

## 6 Attlee Court Howard Road, Stanmore

£450,000 Leasehold

2 Bedroom Ground Floor Apartment • 2 Bathrooms (1 En-Suite) • Balcony & Allocated Gated Parking • Residents Only Gym & 24 Hours Concierge • Gated Communal Gardens with Fountains • Remaining Lease: 984 years • Service Charge: Approx. £4757.98 PA • Ground Rent: Approx. £1019.52 • Potential Rental Income: £2,200 PCM • Council Tax Band: D



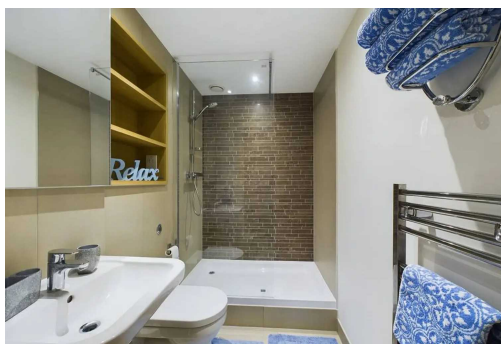
Luxurious 2-bed, 2-bath ground-floor apartment in award-winning Stanmore Place. Features spacious living room, balcony, open-plan kitchen with Bosch appliances, master ensuite with fitted wardrobes. allocated parking, 24-hr concierge, residents-only gym. Near Canons Park Station and local schools.

Council Tax band: D

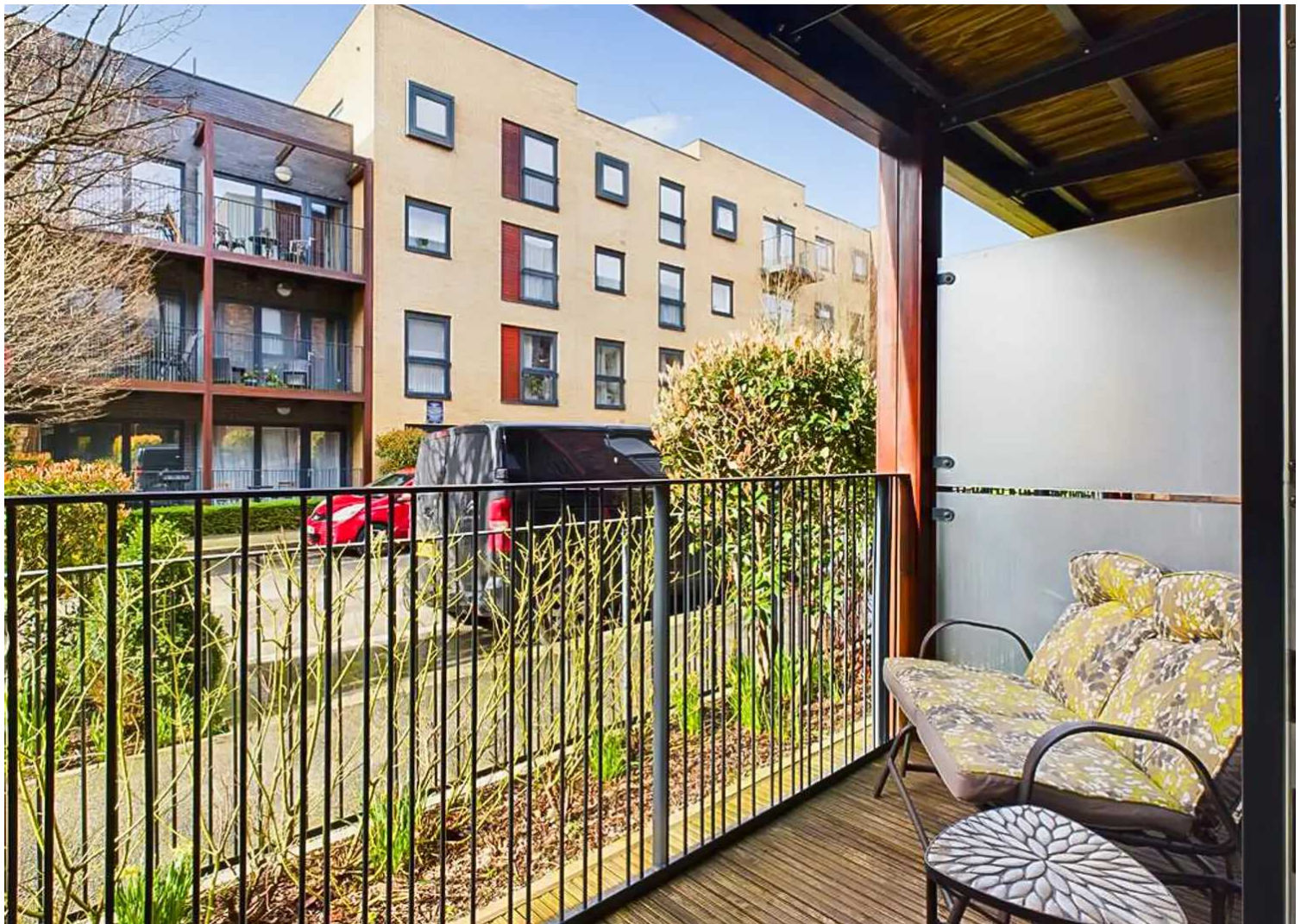
Tenure: Leasehold

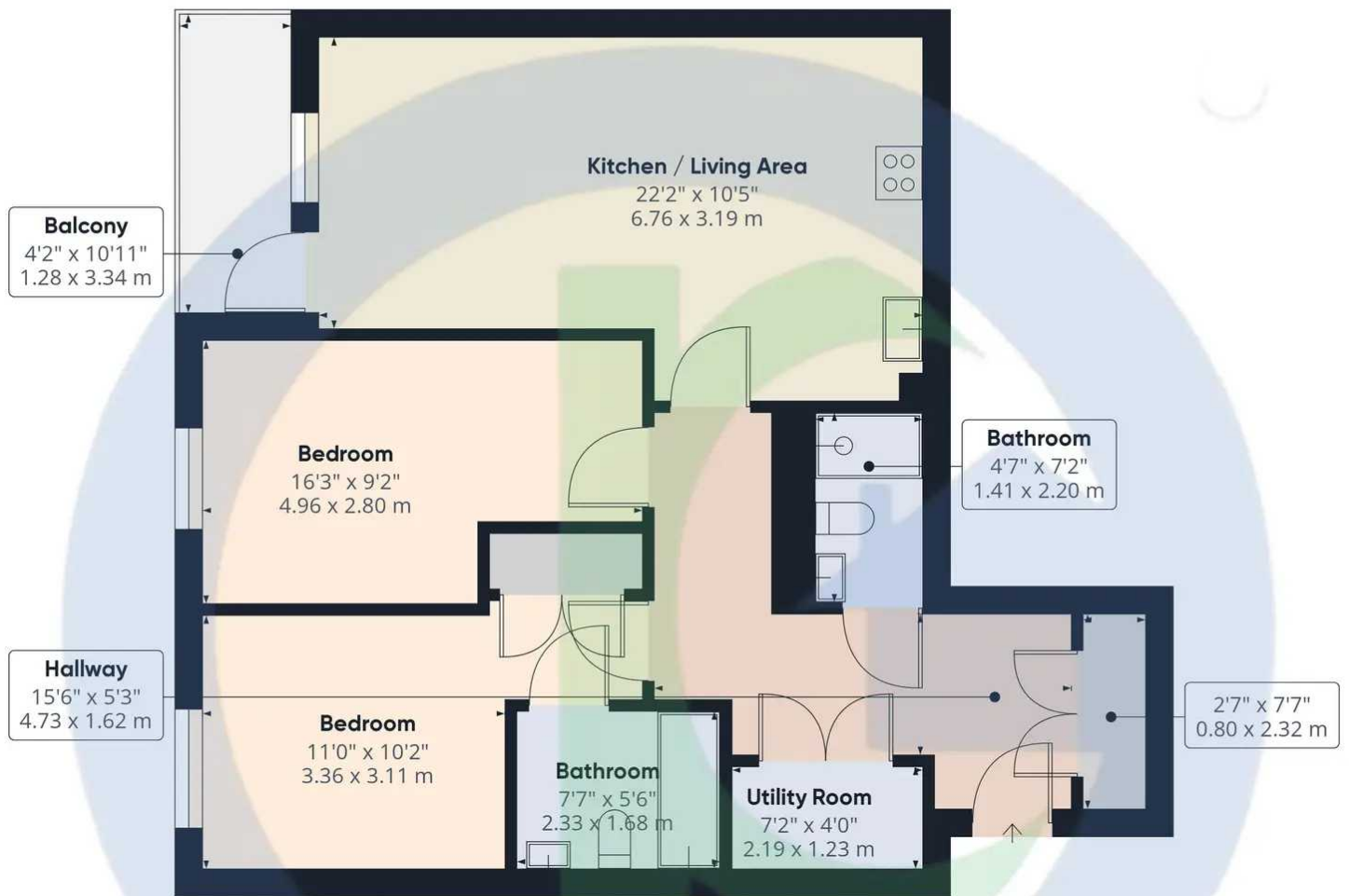


- 2 Bedroom Ground Floor Apartment
- 2 Bathrooms (1 En-Suite)
- Balcony & Allocated Gated Parking
- Residents Only Gym & 24 Hours Concierge
- Gated Communal Gardens with Fountains
- Remaining Lease: 984 years
- Service Charge: Approx. £4757.98 PA
- Ground Rent: Approx. £1019.52
- Potential Rental Income: £2,200 PCM
- Council Tax Band: D









**Approximate Total area**

**806.31 ft<sup>2</sup>**

**74.91m<sup>2</sup>**

**For Illustration Purposes only, not to scale**