

Stones Residential

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stones

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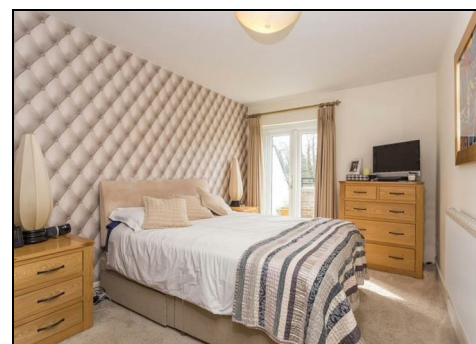
RESIDENTIAL



Stanmore, Lady Aylesford Avenue

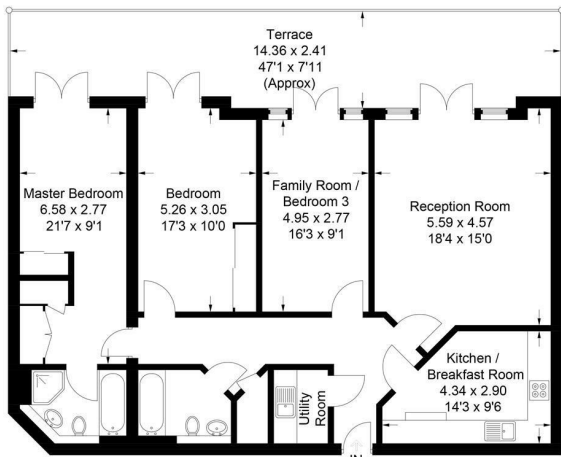
£750,000 Leasehold

Located within Stanmore Park is this impressive, luxury 3 bedroom 2 bathroom apartment which benefits from a wealth of features and comes with an incredible 47 ft South Facing terrace, accessed from the reception and all three bedrooms, which has uninterrupted views directly over Temple Ponds. This exclusive property is set within the prestigious Castlereagh House and the generous amount of accommodation comprises an entrance hall with doors off to a spacious reception room with double doors leading out onto the South Facing Terrace, a fitted kitchen and a separate utility room. The Master Bedroom has fitted wardrobes, a dressing area, en suite 4 piece bathroom and double doors leading out onto the terrace. There are 2 further generously sized double bedrooms, both of which also have double doors leading onto the terrace and a further 3 piece bathroom. The property comes with the added benefit of 2 secure underground parking spaces.





Approximate Gross Internal Area
118.8 sq m / 1279 sq ft

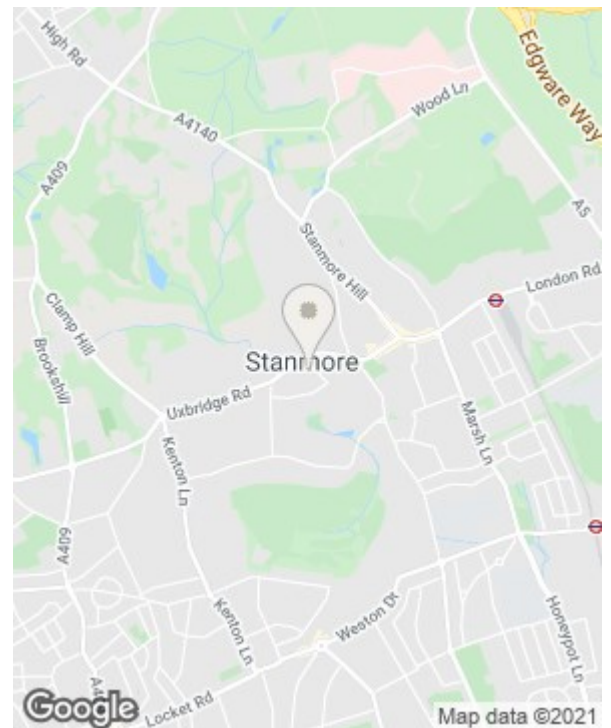


Ground Floor

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

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(Not Shown In Actual Location / Orientation)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	83
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		80	83
		EU Directive 2002/91/EC	

While every effort is made to ensure the accuracy of these 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 purchasers should satisfy themselves by inspection and relevant reporting prior to purchase. This document does not form part of a legal document.