



BRITISH
PROPERTY
AWARDS

2016
★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN LONDON NORTH

Stones Residential

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stones

LETTINGS | MANAGEMENT | SALES

RESIDENTIAL



Stanmore, 15 Gordon Avenue

£600,000 Leasehold - Share of Freehold

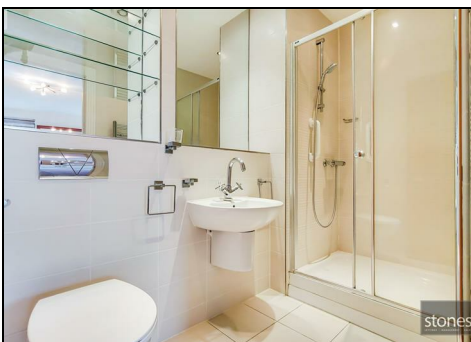
Offers in Excess of £600,000

TWO BEDROOMS, two bathrooms, BALCONY, allocated parking, COMMUNAL GARDENS

Stones Residential are pleased to present this bright and airy two bedroom, two bathroom first floor apartment located within this recently built private development located on one of Stanmore's premier roads.

The property covers an impressive 1,150 sq ft and also benefits from a private balcony, allocated parking bay and access to communal gardens to the rear.

This purpose built block is situated at the Stanmore end of Gordon Avenue, an impressive tree-lined road, easily accessible to the amenities and transport connections of Stanmore Town Centre. The property is also well positioned for Stanmore Golf Club and a selection of good quality local restaurant.





Stones Residential



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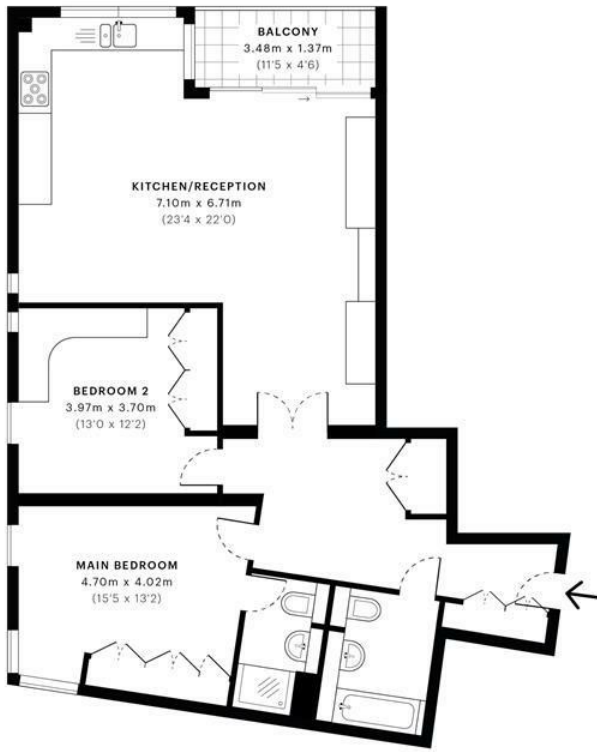
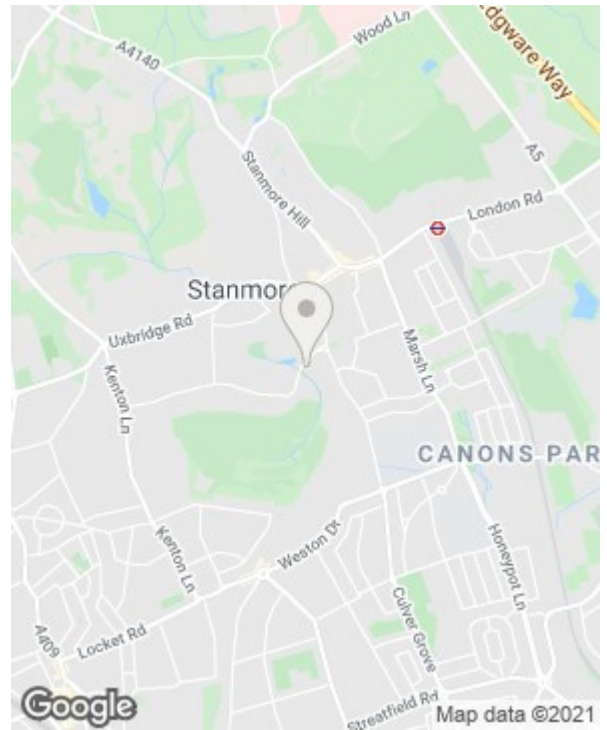
Stones Residential



Gordon Avenue, HA7

CAPTURE DATE 25/01/2021 LASER SCAN POINTS 4,373,421

GROSS INTERNAL AREA
102.40 sqm / 1102.22 sqft



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	83	85
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

GROSS INTERNAL AREA (GIA)
The footprint of the property
102.40 sqm / 1102.22 sqft
 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
97.38 sqm / 1048.19 sqft
 EXTERNAL STRUCTURAL FEATURES
Balconies, verandas, etc.
4.74 sqm / 51.02 sqft
 RESTRICTED HEAD HEIGHT
United use area under 1.8m
0.00 sqm / 0.00 sqft

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

IPMS 3B RESIDENTIAL 108.93 sqm / 1172.51 sqft
 IPMS 3C RESIDENTIAL 104.41 sqm / 1123.86 sqft
 spec id: 600a550db872ea0dc58bd066

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.