

Stones Residential

40 Church Road Stanmore Middlesex HA7 4AH

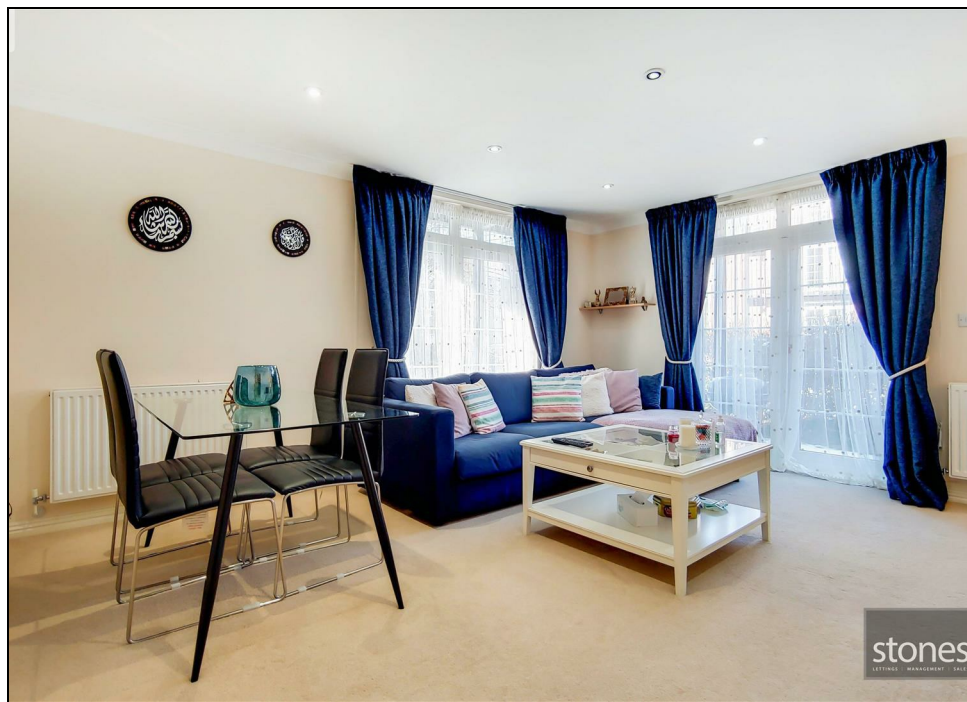
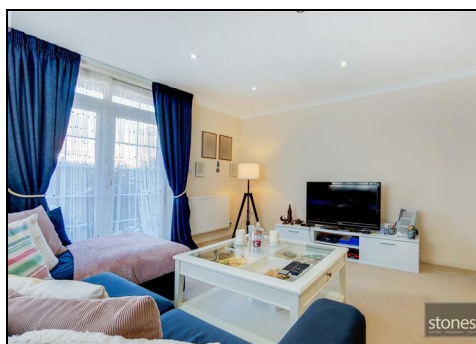
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RESIDENTIAL



Stanmore, Lady Aylesford Avenue

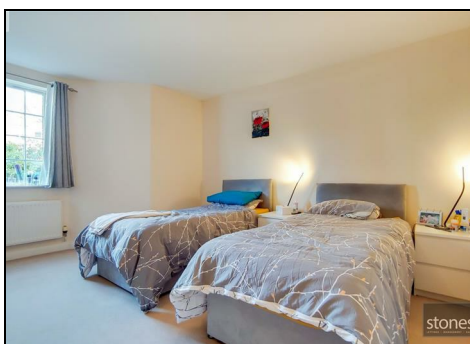
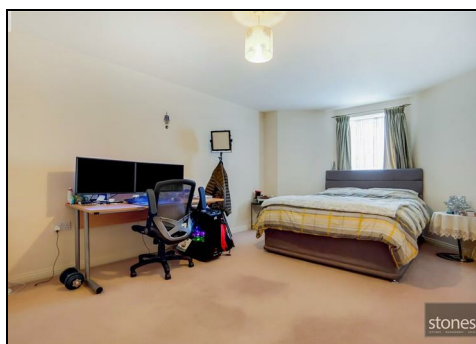
£485,000 Leasehold

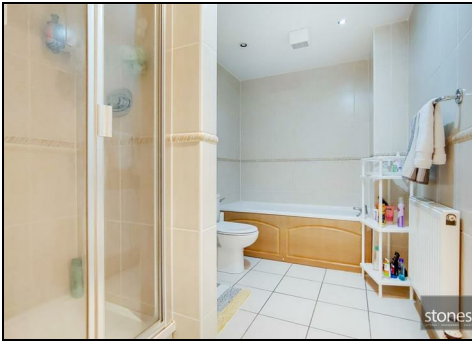
DESIRABLE LOCATION in Stanmore Park, ground floor, OUTSIDE SPACE, no upward chain, 2 allocated parking spaces.

Stones Residential are pleased to offer this two bedroom, two bathroom modern apartment set on the ground floor of the desirable Stanmore Park development on Lady Aylesford Avenue.

The property consists of a main reception room, separate kitchen, master bedroom with en-suite, further bedroom and outside space accessed via the main reception room.

The property further benefits from no upward chain.





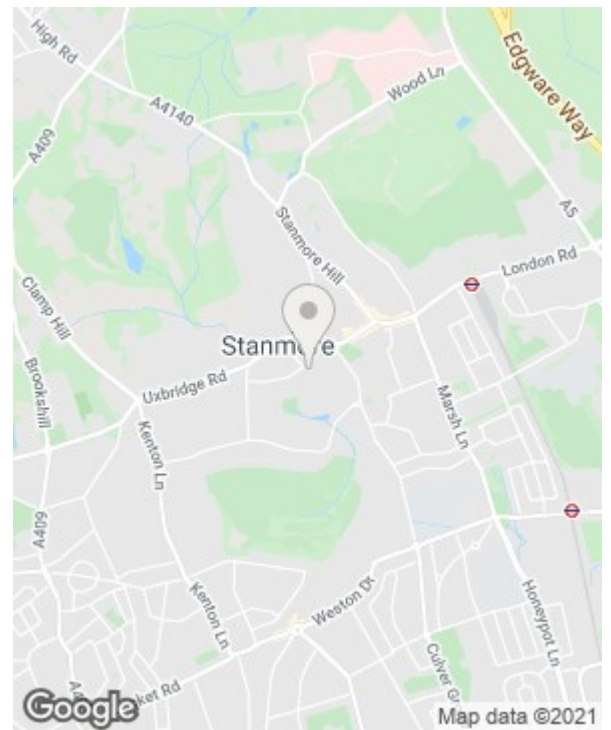
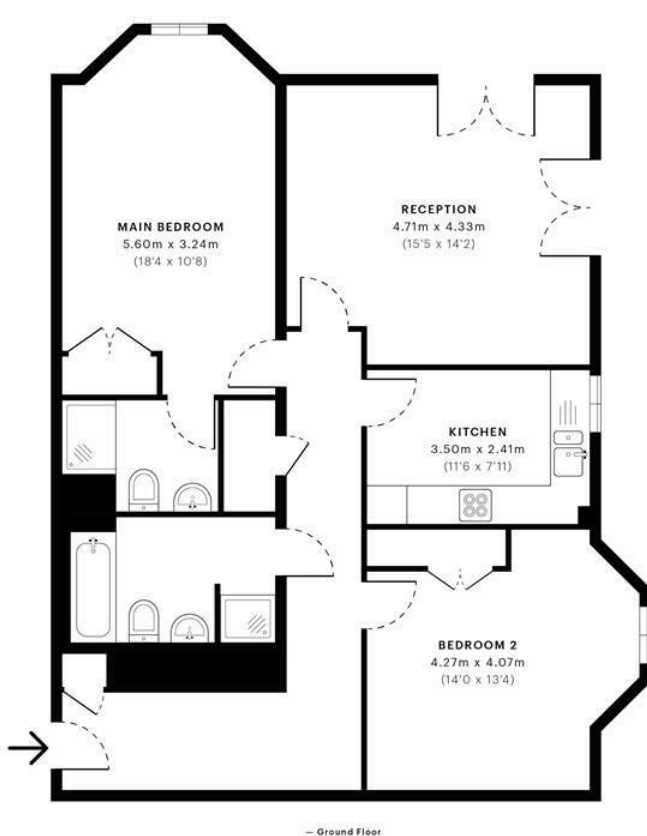
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Lady Aylesford Avenue, HA7

CAPTURE DATE 25/01/2021 LASER SCAN POINTS 2,403,347

GROSS INTERNAL AREA

92.61 sqm / 996.85 sqft



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		78	80
		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		78	80
		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.

GROSS INTERNAL AREA (GIA)
The footprint of the property
92.61 sqm / 996.85 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head heights
85.41 sqm / 919.35 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited 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.

IPWS 3B RESIDENTIAL 92.34 sqm / 993.94 sqft
IPWS 3C RESIDENTIAL 85.81 sqm / 923.05 sqft
SPEC ID: 600864a8326c090dce49a0ec