



## Stones Residential

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**stones**  
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RESIDENTIAL



## Stanmore, Lady Aylesford Avenue

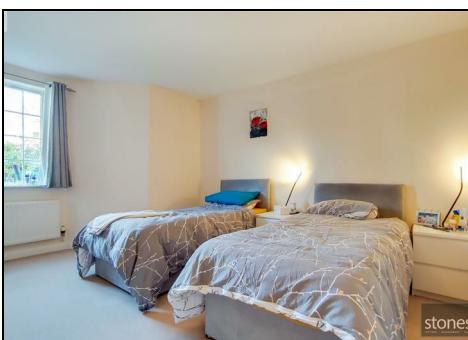
**£485,000 Leasehold**

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.



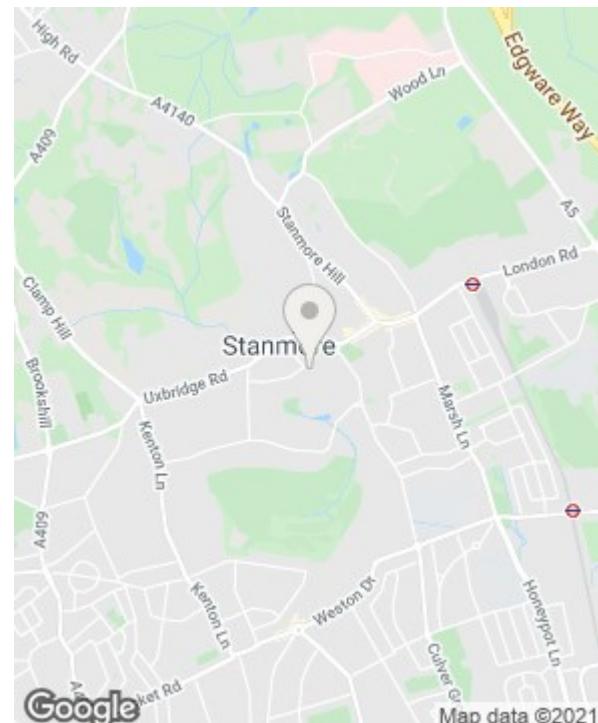
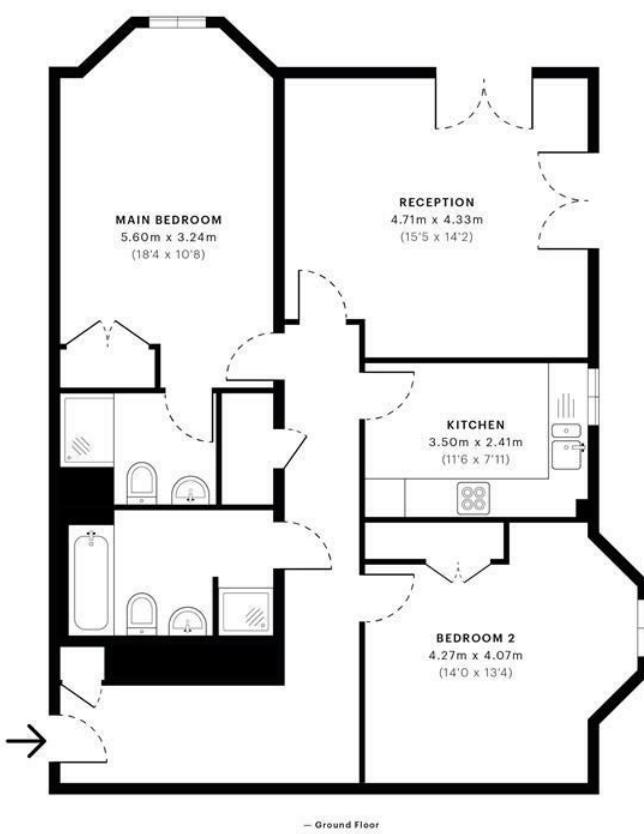


### Lady Aylesford Avenue, HA7

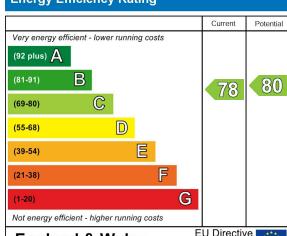
CAPTURE DATE: 25/01/2021 LASER SCAN POINTS: 2,403,347

#### GROSS INTERNAL AREA

92.61 sqm / 996.85 sqft

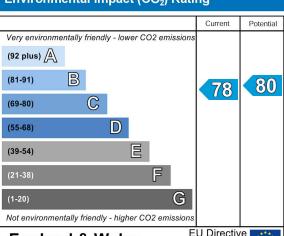


#### Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales 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)  
Includes all internal features  
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

Specified 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 92.54 sqm / 993.94 sqft  
IPMS 3C RESIDENTIAL 85.81 sqm / 923.65 sqft

SPID: 600964a8320c090dcce49a6ec



Certified  
Property  
Measurer