

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**
Estate Agents



Beech Tree Close, Stanmore

£449,000

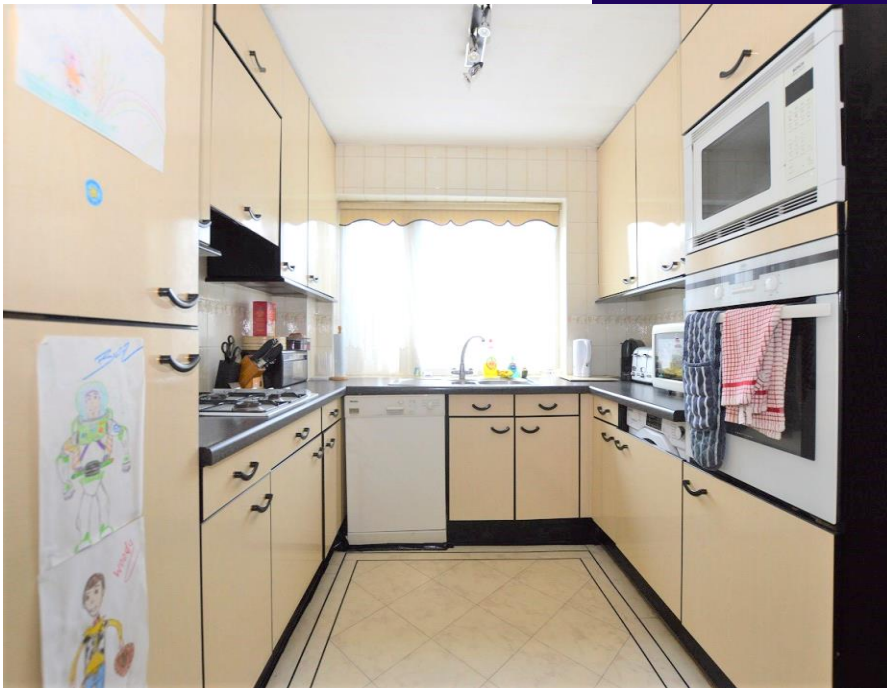


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A very spacious Three Bedroom, Two Bathroom Ground Floor Maisonette situated in a quiet Close yet within easy reach of Stanmore Broadway with a selection of shops, schools, restaurants and Jubilee Underground station.

Comprising shower/wc, generous lounge, kitchen/breakfast room, three bedrooms and bathroom/wc. Features include private garden and garage in nearby block plus parking space. We would mention that the property is in need of some refurbishment to highlight this property. To be sold with the benefit of a new lease.



Entrance Hall

Double glazed front door to hall with airing cupboard and cloaks cupboard.

Shower Room

With shower enclosure, wash hand basin and WC and window.

Lounge/Diner 16' 9" x 12' 10" (5.10m x 3.91m)

Spacious room with window to front and door to:

Kitchen/Breakfast Room 15' 10" x 8' 10" (4.82m x 2.69m)

Window to front. Fitted units with breakfast bar and inset sink. Door to lounge.



Bedroom One 13' 4" x 10' 6" (4.06m x 3.20m)

Window to rear and range of fitted wardrobes.

Bedroom Two 10' 4" x 9' 9" (3.15m x 2.97m)

Window to rear. Being used as a dining room.

Bedroom Three 9' 9" x 7' 3" (2.97m x 2.21m)

Window to rear.

Bathroom

Bath, vanity unit with wash hand basin and wc

Parking

Garage in nearby block plus parking space.

Garden

Private garden, fenced and laid to lawn.

Lease

To be sold with the benefit of a New 99 Lease from 29th September 2020. No service charge.

Ground Rent would be £300p.a. reduced to £200 if paid within 28 days of the due date.

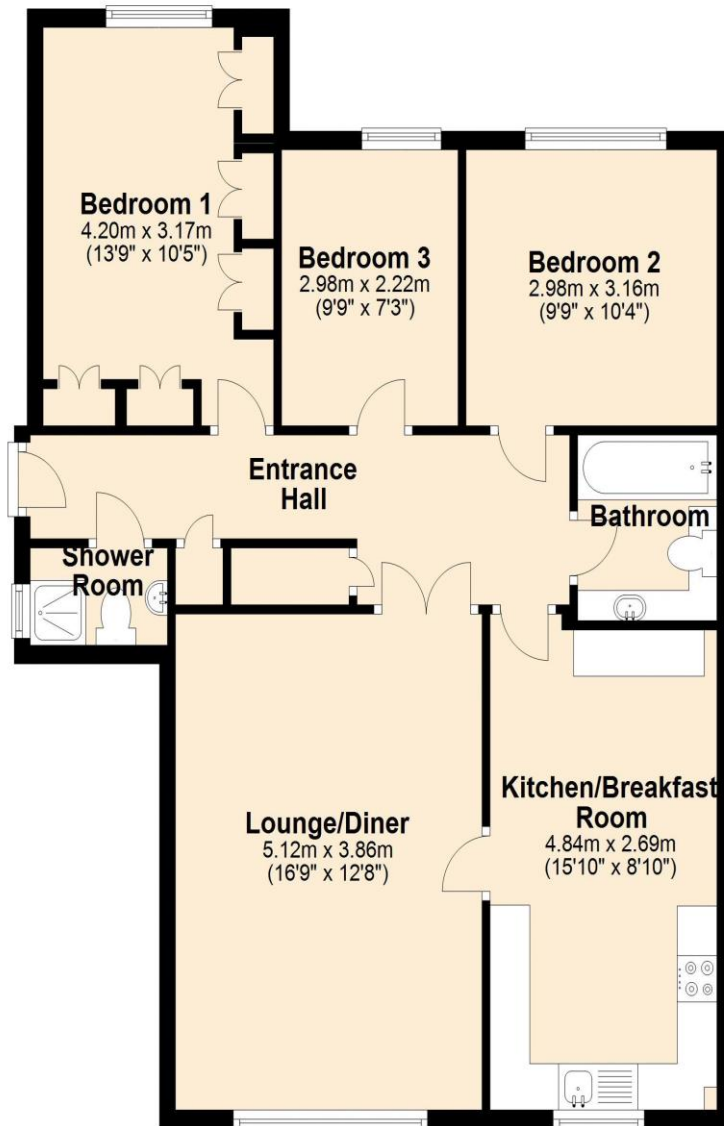


KEY FEATURES:

- Three Bedrooms ● Two Bathrooms ● Kitchen/Breakfast Room ●
- Private Garden ● Garage

Ground Floor

Approx. 83.0 sq. metres (893.5 sq. feet)



Total area: approx. 83.0 sq. metres (893.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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, Scotland & Wales			



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.