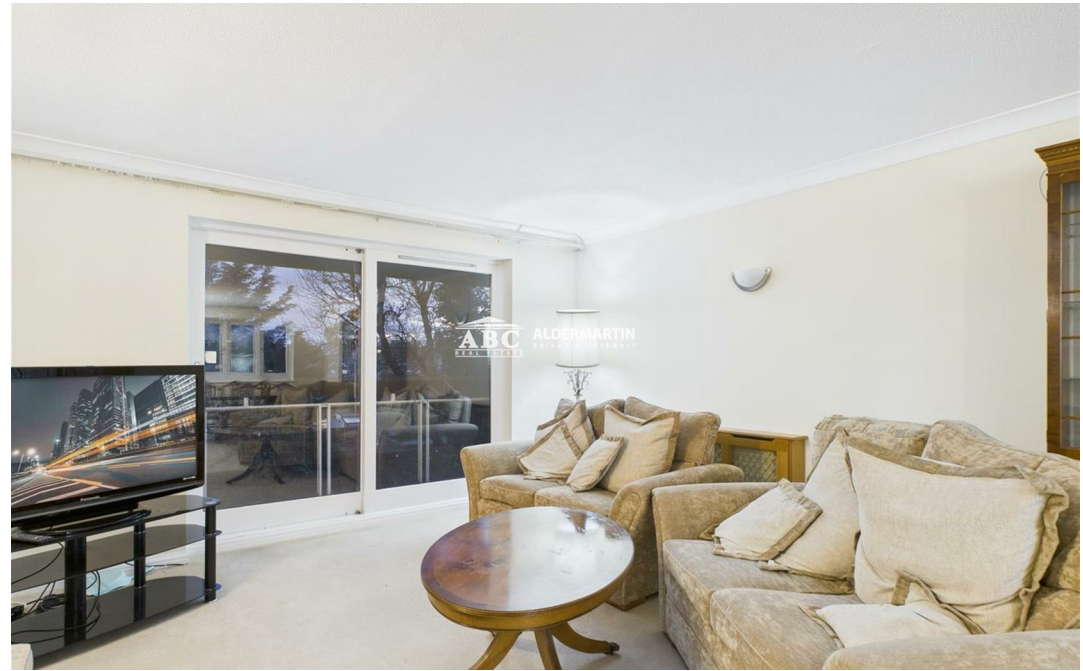


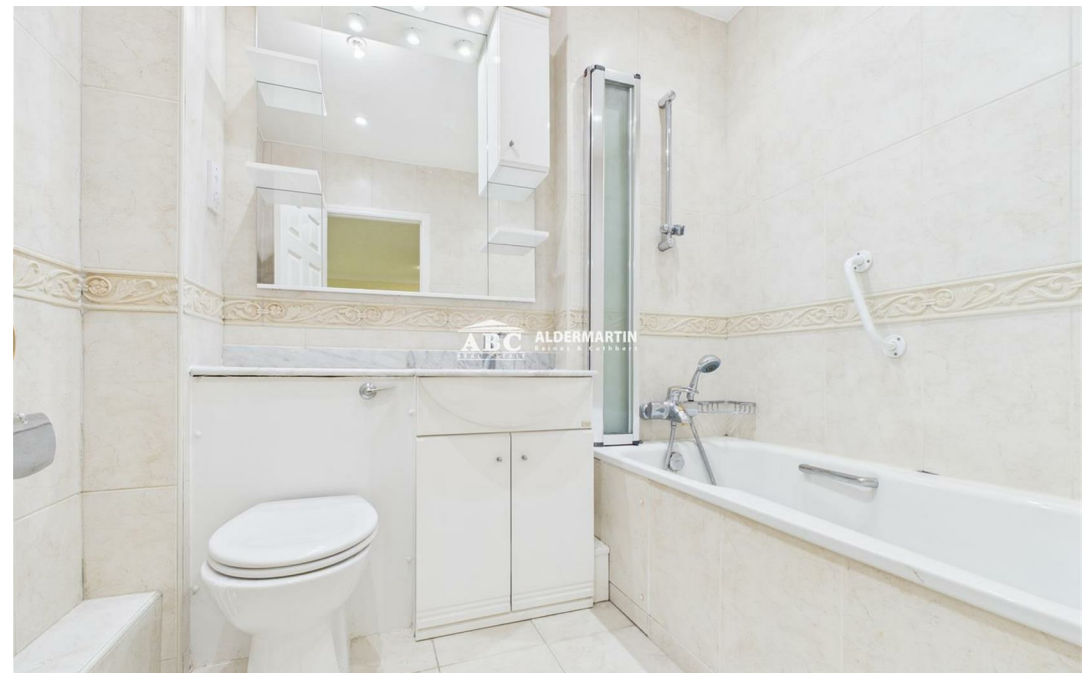


Goodwood Close, Stanmore HA7 4HX

**£499,950
Leasehold**







- TWO DOUBLE BEDROOM FLAT
- COMMUNAL GARDENS
- EPC TBC - COUNCIL TAX BAND RATE F
- LOFTSPACE

- LIFT TO SECOND FLOOR
- GARAGE AND OFF STREET PARKING
- 170 YEAR LEASE

- CLOSE TO SHOPS AND TRANSPORT
- BALCONY
- AUTOMATIC LIGHTING ON THE LANDNG



Approximate total area^m
865 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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		EU Directive 2002/91/EC	

This superb ground second floor flat is nestled in a quiet close off Marsh Lane, close to, Stanmore Broadway, with its multitude of shops, supermarkets and restaurants.

Stanmore Jubilee Line station is only a few minutes walk away, and transport links, including the M1 and M25 motorways are also within only a short drive.

The flat is in very acceptable decorative condition, and features include two double bedrooms, with an en-suite bathroom to bedroom one. plus a further shower room/WC, a good sized fully fitted kitchen with integrated appliances, and a lounge which is in excess of 28 feet long

The communal gardens are excellently maintained..

As well as having off-street parking, there is also a garage at the rear of the block.

ABC Hendon Sales
020 8203 4567

