



VICTORIA COURT, STANMORE, MIDDLESEX, HA7

**£530,000 LEASEHOLD APPROX 982 YEARS REMAINING**

## **GORGEOUS TWO BEDROOM GROUND FLOOR APARTMENT**

- **SERVICE CHARGE APPROX £2,100 PER ANNUM**
- **GROUND RENT APPROX £1,020 PER ANNUM**

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Beautifully positioned within a sought-after development in Stanmore, this modern two-bedroom ground floor apartment has been newly decorated hosting a bright and airy open plan layout featuring a contemporary kitchen with stylish custom splashback, dining and living space and two well-proportioned bedrooms. Residents will enjoy an on-site gym, picturesque surroundings, including a beautiful lake and well-maintained communal areas, creating a serene and welcoming atmosphere. The property further benefits from one allocated residents' parking space. Ideally located, the apartment is just a five-minute walk of the acclaimed Avanti House Secondary Schools ranked third best in the world. within easy reach of Canons Park and Stanmore Stations (Jubilee Line), providing excellent transport links into Central London. A variety of shops, restaurants, and local amenities are also close by, making this an ideal home for professionals, small families, or investors alike.



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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 792 SQ FT



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 982 year and 10 months

**Service Charge:** £2100 per annum approx

**Ground Rent:** £ 1020 per annum approx. (subject to increase)

**Council Tax Band:** D - Harrow

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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