



HONEYPOT LANE, STANMORE, MIDDLESEX, HA7
£350,000 LEASEHOLD APPROX 110 YEARS REMAINING

TWO BEDROOM GROUND FLOOR MAISONETTE IN A PRIME LOCATION.

- **SERVICE CHARGE £350 PER ANNUM APPROX**
- **GROUND RENT £300 PER ANNUM APPROX**

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This ground floor maisonette offers a fantastic opportunity for a first-time buyer or buy to let investor. Neutrally decorated throughout, it provides a blank canvas ready for your personal touch. The property boasts two well-sized bedrooms, a bright and airy living room, a functional kitchen, and a basic bathroom, ready for immediate use. The property features private garden areas to both the front and rear, perfect for outdoor enjoyment or further landscaping. Additionally, a separate garage offers convenient storage space, making this an ideal choice for a builder, tradesperson, or anyone in need of extra room for tools or equipment. Situated in a sought-after area on Honeypot Lane, ample on street parking is available. The home is just a short walk from excellent schools, local shops, and amenities. The nearest station is Canons Park Underground, serving the Jubilee Line. With its prime location and potential, this property is a must-see for those looking to invest or settle in a vibrant community.



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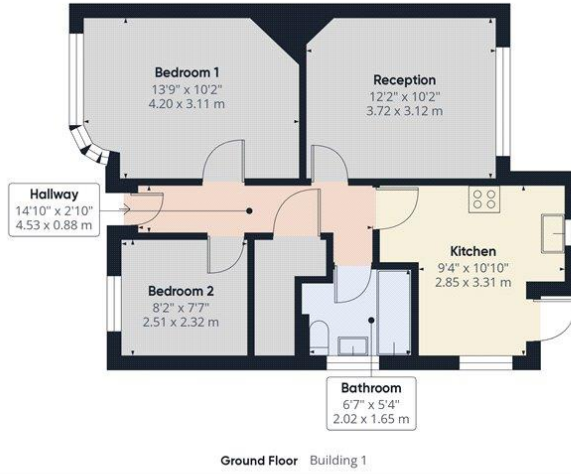
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Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
664.47 ft²
61.73 m²

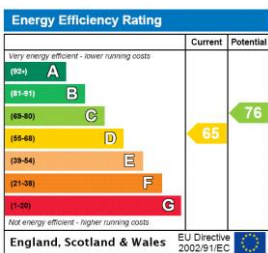
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.



Tenure: Leasehold

Term: 110 year and 5 months

Service Charge: £350 Annually

Ground Rent: £ 300 Annually (subject to increase)

Council Tax Band: C – 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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