

# Jamie Dean & Co

Estate Agents and Valuers



## **SEPTEMBER WAY, STANMORE**

**PRICE £259,950 LEASEHOLD**

- \* PURPOSE BUILT ONE BEDROOM APARTMENT \***
- \* GROUND FLOOR \* GAS CH \***
- \* RESIDENTS PARKING \***
- \* CLOSE TO LOCAL AMENITIES \***
- \* IN NEED OF REFURBISHMENT \* NO UPPER CHAIN \***

**Jamie Dean & Co** as sole agents, are delighted to be able to offer for sale this purpose-built ground floor one-bedroom apartment, ideally located in a popular residential development built circa 1981 and within reach of all local amenities, including Stanmore Broadway shops, restaurants, and transport links. Offered with no upper chain, the property is in need of refurbishment offering an excellent opportunity to add your unique design signature. Early viewing is strongly recommended.

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**Proprietor: Jamie Dean Stockwell DipSurvPrac DipID FNAEA CPEA MARLA**

**Communal entrance with entry phone system. Private front door to:**

**Reception**

**Hallway:** Wall mounted entry phone, central heating radiator, large walk-in storage cupboard, additional built in storage cupboard.

**Bedroom:** **13'8 x 13'8 (4.17m x 4.17m) max.** Fitted wardrobes, glazed windows, central heating radiator.

**Reception room:** **15' x 11'6 (4.57m x 3.51m).** Central heating radiator, glazed windows.

**Kitchen:** **10'5 x 7'4 (3.18m x 2.24m).** Glazed window, wall mounted 'ideal INSTINCT' combi boiler, gas cooker point, wall and base units, large walk-in pantry/storage cupboard.

**Bathroom:** **8'5 x 5'10 (2.57m x 1.78m).** Tiled floor, part tiled walls, 'Mira Sport' electric shower, pedestal wash hand basin, mid-level flush WC, glazed window, chrome effect ladder style heated towel rail, wall mounted medicine cabinet with double mirrored doors, electric shaver point.

**Parking:** Residents parking.

**Council Tax:** Band C (Borough of Harrow) Approx £1922.49 pa.

**Tenure:** Leasehold - 125 years from 24/06/1981.

**Ground rent:** £100 Per annum.

**Service Charge:** £TBC \*\*

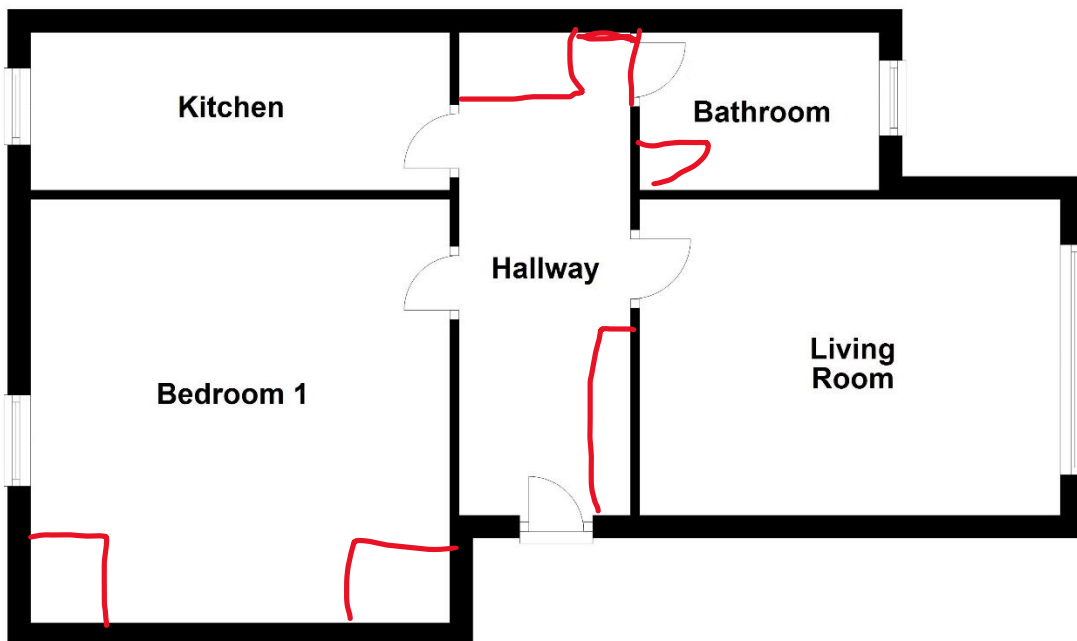
\*\* These details have been provided by the vendor and their accuracy cannot be guaranteed.



The Seasons, September Way cont...



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 61.4 sq. metres (660.4 sq. feet)

**VIEWING STRICTLY BY  
APPOINTMENT THROUGH  
SOLE AGENT  
JAMIE DEAN & CO  
020 8954 6166**



**Please note:** The mention of any appliances and /or services within these sales particulars does not imply that they are in full and efficient working order. Measurements have been taken using a laser measure and may be subject to a margin of error. Prior to making an appointment to view, we strongly recommend that you discuss with us any particular points which are likely to affect your interest in the property, in order that you do not make a wasted journey. Where any reference is made to planning permission and/or potential uses, such information is given in good faith but has not been investigated and no warranty is implied. This description of the property is not intended to constitute part of an offer or contract.