

Jamie Dean & Co

Estate Agents and Valuers



THE VINE, STANMORE HILL, **STANMORE**

PRICE £475,000 LEASEHOLD

- * A LUXURY TWO BEDROOM GROUND FLOOR APARTMENT *
- * OPEN PLAN BESPOKE 'BARTONE' FITTED KITCHEN *
- * EN-SUITE WC/SHOWER ROOM TO MASTER BEDROOM *
- * ENGINEERED WOOD FLOORING WITH UNDER-FLOOR HEATING *
- * PRIVATE CAR PARK WITH ALLOCATED & VISITORS PARKING *
- * VIDEO ENTRY PHONE SYSTEM * CCTV *

Jamie Dean & Co are delighted to be able to offer for sale this spacious two-bedroom ground floor apartment, set in a luxury development of just six apartments having been beautifully transformed from the original Vine public house, which dates back to the mid eighteenth century. The apartment blends both modern interiors and technology with original characterful features and comprises a spacious and bright hallway leading to an open plan kitchen/reception room, two bedrooms, an en-suite WC/shower room to the master bedroom, as well as a modern family bathroom. Located on Stanmore Hill, the property is ideally located, being within close reach of all local amenities including Stanmore Broadway shopping and dining facilities, several schools, and Stanmore Jubilee underground station just 1 mile away.

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Hallway: Video entry-phone monitor screen, engineered wood flooring, storage cupboard housing 'Vaillant' combination gas central heating boiler, laundry cupboard with fitted shelving units and space and plumbing for washing machine, built in coats storage cupboard with double doors.

**Kitchen/
Reception Room:** **16' x 15'11 (4.88m x 4.86m).** With a feature vaulted ceiling and mock beams, this room benefits from double glazed windows and doors to garden, double glazed windows to front, engineered wood flooring, comprehensive range of bespoke fitted wall and base units with integrated 'Siemens' microwave, electric oven, fridge-freezer, dishwasher, gas hob and chimney extractor hob.

Bedroom 1: **16'1 x 10'5 (3.90m x 4.27m).** Double glazed windows to front, built in wardrobes, fitted base units, fitted cupboards with hanging space and drawers, engineered wood flooring.

**En-suite WC/
Shower Room :** **5'10 x 4'11 (1.79m x 1.51m).** Tiled floor and walls, concealed flush WC, wall mounted wash hand basin with mixer tap, extractor fan, shaver point, wall mounted cabinet with mirrored doors and light, enclosed shower cubicle.

Bedroom 2: **12'1 x 10'3 (3.69m x 3.14m).** Double glazed windows to front, fitted wardrobes and drawer units, built in wardrobes/cupboards, engineered wood flooring.

Bathroom: **7' x 6'10 (2.15m x 2.09m).** Tiled walls and floor, bath with mixer tap and hand shower attachment, shower screen, wall mounted wash hand basin, concealed flush WC, wall mounted cabinet, shaver point.

Outside rear: Paved patio area, electric awning, steps up to lawn (artificial grass), exterior power point, pedestrian access gate to front.

Parking: Private car park with allocated residents parking and additional visitors parking.

Lease: 125 years from 24th June 2017.

Service Charge: Approximately £647.50 per quarter *

Ground Rent: Currently £450 per annum

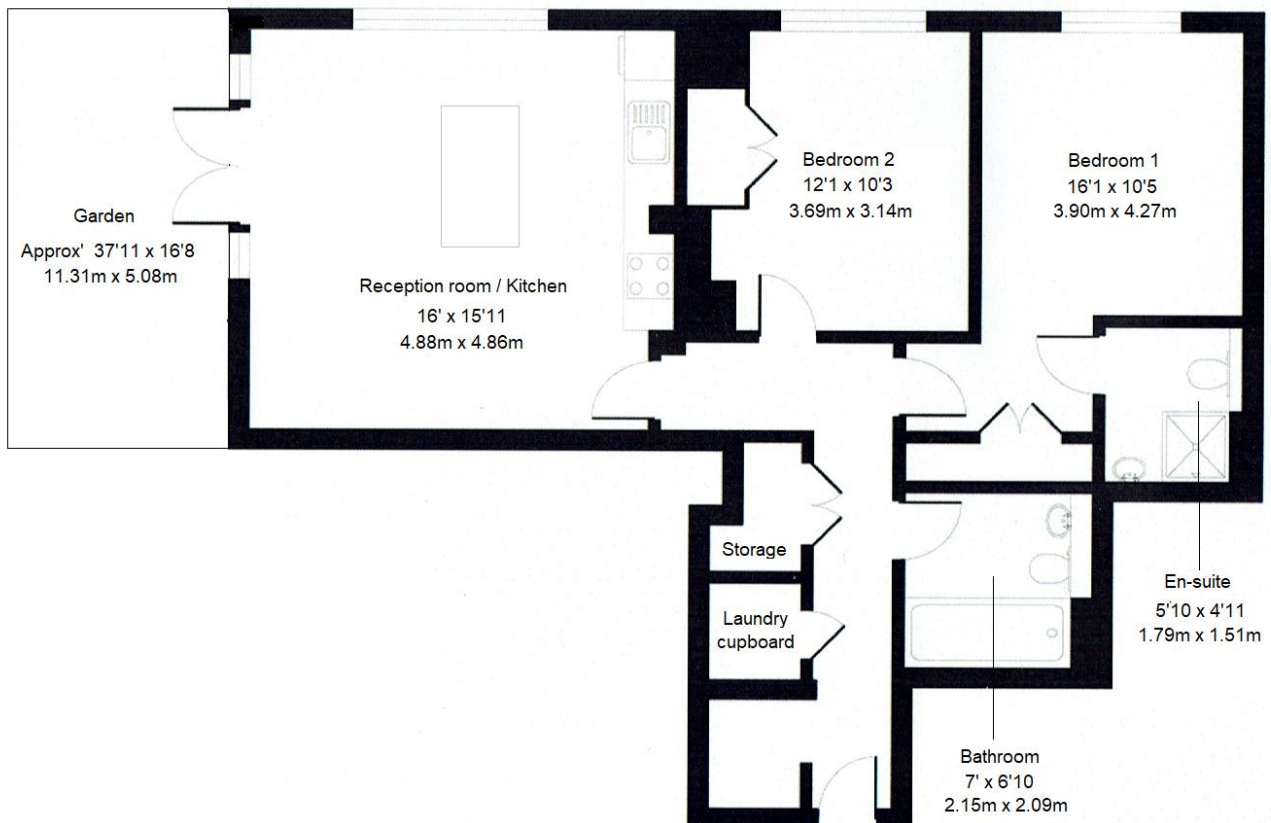
* These details have been provided by the vendor and their accuracy cannot be guaranteed.



The Vine, Stanmore Hill cont...



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Gross internal area = 827 sq.ft. (76.8 sq.m.)

* Not to scale. For illustrative purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT THROUGH

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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.