

Jamie Dean & Co

Estate Agents and Valuers



CULVERLANDS CLOSE, STANMORE

PRICE £495,000 SHARE OF FREEHOLD

- * LARGE TWO BEDROOM FIRST FLOOR MAISONETTE ***
- * REFURBISHED THROUGHOUT ***
- * NEW FITTED KITCHEN * NEW BATHROOM SUITE ***
- * INTEGRATED BOSCH & ZANUSSI APPLIANCES ***
- * COMMUNAL GARDENS * GARAGE ***
- * SHARE OF FREEHOLD * NO UPPER CHAIN ***

Jamie Dean & Co, as sole agents, are delighted to be able to offer for sale this purpose built two-bedroom first floor maisonette, ideally located in a quiet residential cul-de-sac within reach of all local amenities including St.John's CofE Primary School (0.2miles), Stanmore Broadway's shopping/dining facilities (0.6miles) and Stanmore Jubilee line station (0.9miles). Having been refurbished throughout, the property is offered in excellent order and benefits from a host of features. With no upper-chain, early viewing by serious purchasers is advised.

Tel: 020 8954 6166

91a Stanmore Hill, Stanmore, Middlesex, HA7 3DZ

Email: sales@jamie-dean.co.uk

www.jamie-dean.co.uk

Proprietor: Jamie Dean Stockwell DipSurvPrac DipID FNAEA CPEA MARLA

Double glazed front door

- Entrance Porch:** Stairs to first floor,
- Hallway:** Wood effect laminate flooring, central heating radiator, built in storage cupboard with shelving, opening to...
- Reception Room:** **14'1 x 18'0 (4.29m x 5.49m)**. Double glazed windows to front, double glazed door to balcony, wood effect laminate flooring, central heating radiator, storage cupboard with double doors.
- Kitchen :** **7'4 x 11'11 (2.23m x 3.63m)**. Comprehensive range of fitted wall and base units, with built in 'Bosch' hob oven and microwave. Chimney style extractor hood integrated 'Zanussi' washing machine and fridge/freezer, single drainer stainless steel sink unit with mixer tap, wood effect laminate flooring, 'Vaillant ecoTECH Plus' combination boiler, double glazed windows.
- Bedroom 1:** **12'3 x 13'9 (3.73m x 4.18m)**. Double glazed windows to rear, wood effect laminate flooring, central heating radiator, fitted wardrobes.
- Bedroom 2:** **9'3 x 11'0 (2.82m x 3.35m)**. Double glazed windows to front, wood effect laminate flooring, central heating radiator.
- Bathroom:** **6'0 x 9'1 (1.83m x 2.76m)**. Marble effect tiled walls, wood effect laminate flooring, vanity wash hand basin with mixer tap, marble effect tiled panel bath with mixer tap, hand shower attachment and shower screen, chrome effect ladder towel radiator, concealed flush WC, extractor fan.
- Parking:** On-street parking.
- Garage:** Brick built single garage in block with up and over door.
- Tenure:** 999 years from 13th November 1996. Share of Freehold.
- Service Charge:** Approximately £350 per quarter – inclusive of insurance*
- Council tax:** Band D – Borough of Harrow.

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

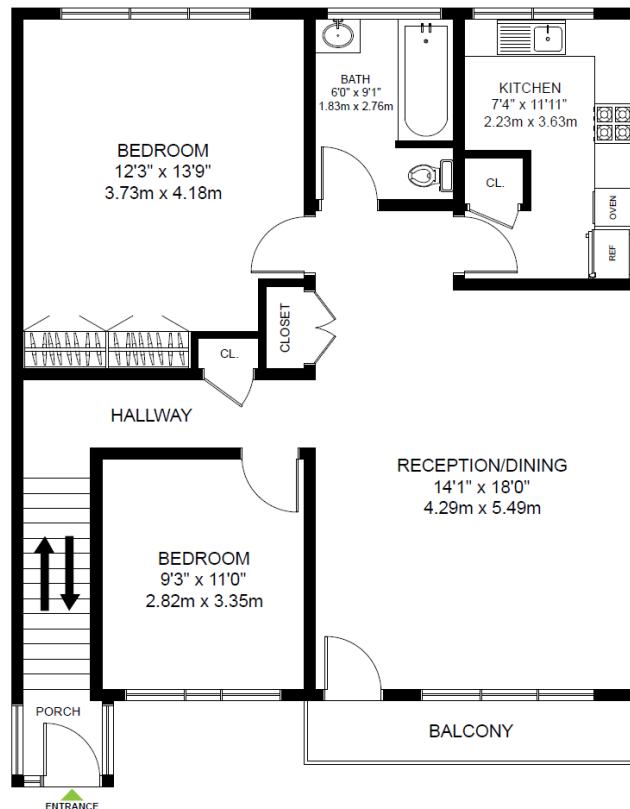


Culverlands Close, Stanmore cont...



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

APPROXIMATE GROSS INTERNAL AREA
764 SQ.FT. - 71 SQ.M.



FLOOR PLANS
WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENT OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS IS FOR ILLUSTRATIVE PURPOSE ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE TENANTS OR PURCHASERS. FLOOR PLANS ARE NOT DONE TO "SCALE".

VIEWING STRICTLY BY APPOINTMENT THROUGH

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.