



Stanley Court, Stanmore, HA7

£342,000 *Leasehold*

2  1  1 

A well-presented two-bedroom, purpose-built upper-floor apartment situated at Stanley Court, September Way, HA7 2SF. The property offers well-proportioned accommodation, including a spacious reception room, modern kitchen, bathroom and the added benefit of a roof terrace providing valuable private outdoor space.

KEY FEATURES

- Spacious 2 Double Bedroom purpose-built Flat
- Modern Kitchen
- Modern Family Bathroom
- Roof Terrace



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DESCRIPTION

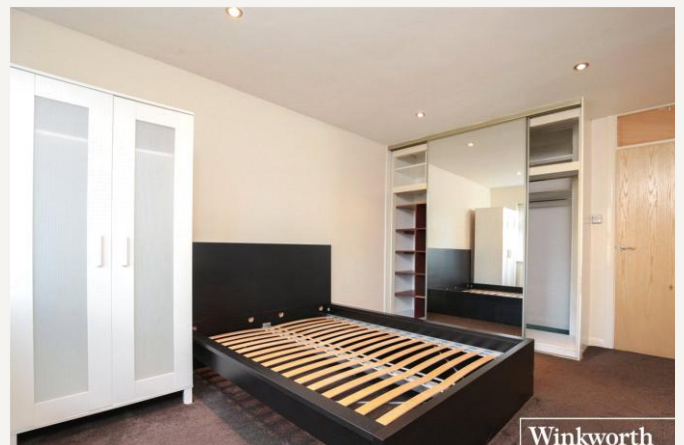
Upon entering, the property immediately creates a welcoming sense of space and privacy. The principal reception room forms the heart of the home, offering a versatile and well-proportioned setting for relaxing, dining and entertaining. The accommodation is complemented by a modern, well-appointed kitchen, thoughtfully designed to provide a stylish and practical space for everyday living and entertaining.

The apartment benefits from two comfortable and versatile bedrooms, with the second bedroom offering excellent flexibility and the potential to serve as a guest bedroom, home office, dressing room or nursery, depending on the purchaser's requirements. A contemporary family bathroom completes the internal accommodation.

A particular highlight of this exceptional home is the private roof terrace, a highly desirable feature that provides a valuable extension of the living space and a wonderful opportunity for outdoor entertainment. The terrace offers an ideal setting for morning coffee, al fresco dining, entertaining guests or simply relaxing in the open air.

Situated on September Way, Stanley Court enjoys a convenient residential setting with easy access to a range of local amenities and transport connections. The location provides an excellent balance of convenience and privacy, while the property's upper-floor position further enhances its sense of seclusion and tranquillity.

Early viewing is highly recommended.



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ROOM DESCRIPTIONS

Entrance Hallway - 4'4" x 10'4" (1.32m x 3.15m)

Living Room - 18'4" x 11'7" (5.6m x 3.53m)

Kitchen - 9'10" x 9' (3m x 2.74m)

Bedroom 1 - 11'9" x 10'5" (3.58m x 3.18m)

Bedroom 2 - 9'3" x 10'9" (2.82m x 3.28m)

Bathroom - 6'3" x 5'6" (1.9m x 1.68m)

Balcony - 3'4" x 12'1" (1.02m x 3.68m)

MATERIAL INFO

Tenure: Leasehold

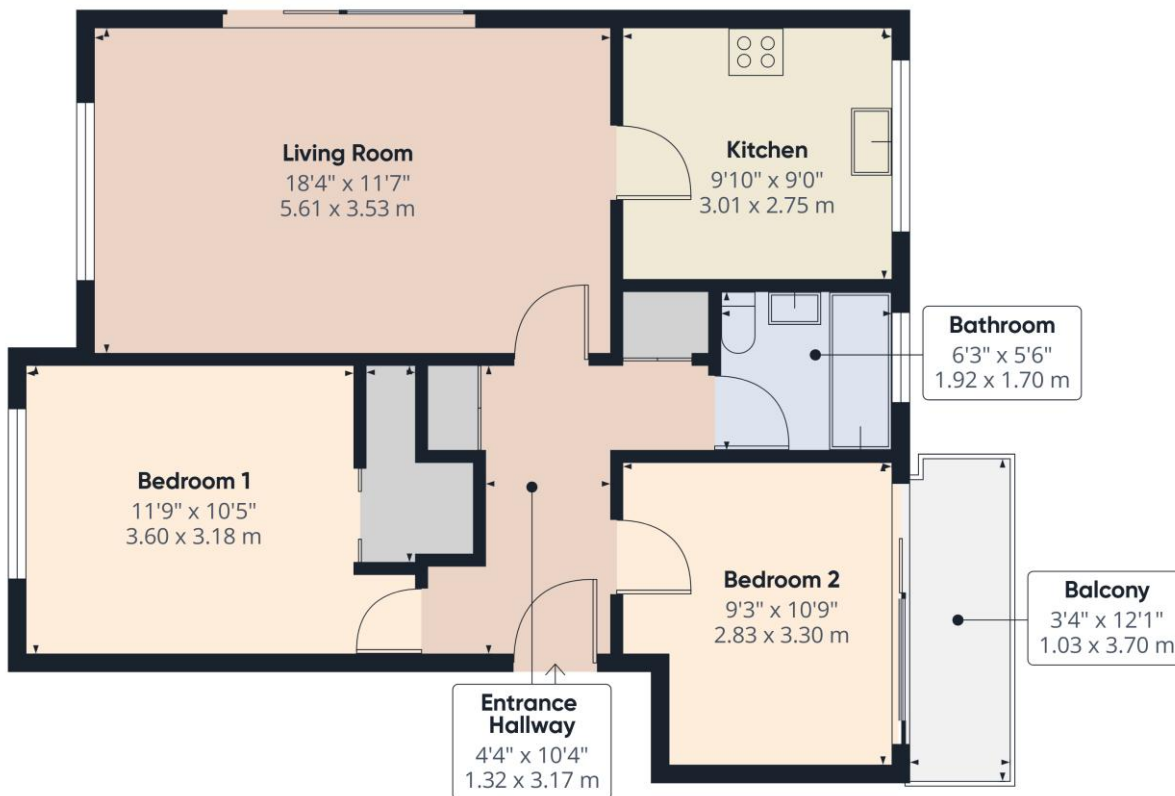
Term: 950 years and 0 months

Service Charge: £1200 per annum

Ground Rent: TBC

Council Tax Band: D

EPC rating: D



Approximate total area⁽¹⁾

668 ft²
62.1 m²

Balconies and terraces

41 ft²
3.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

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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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