



BUCKINGHAM HOUSE EAST, BUCKINGHAM PARADE, THE BROADWAY, STANMORE, HA7
OFFERS IN EXCESS OF £525,000 - LEASEHOLD APPROX 118 YEARS REMAINING

BEAUTIFUL TOP FLOOR TWO BEDROOM TWO BATHROOM APARTMENT

- SERVICE CHARGE APPROX £2,000 PER ANNUM
- GROUND RENT APPROX £400 PER ANNUM

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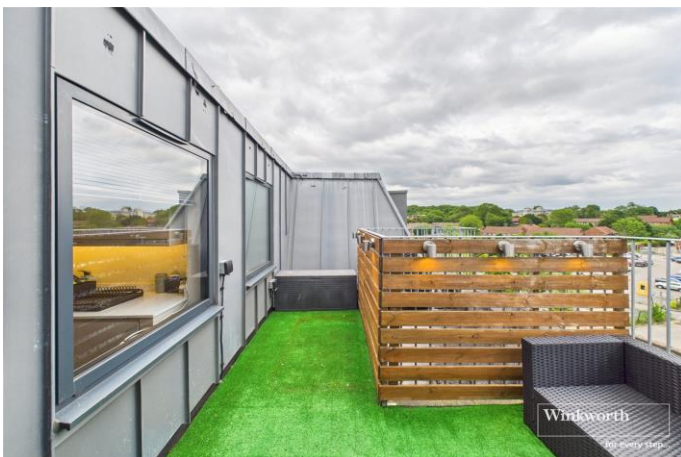
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Discover this stunning top-floor apartment nestled in the vibrant heart of Stanmore — a serene sanctuary above the city. This beautifully presented home offers a spacious open-plan living area filled with natural light, enhanced by multiple windows and a tasteful, neutral décor throughout. Step onto your own private balcony – the perfect spot to unwind and enjoy elevated tranquil views. The modern kitchen area is well-equipped, blending functionality with style. The apartment features two generous double bedrooms, as well as a sleek main bathroom and an en suite bathroom– all finished to a high standard. With one allocated parking space, and perfectly positioned, this turnkey home is moments from excellent transport links including the Jubilee Line, a wide range of shopping and leisure facilities, and highly regarded primary, secondary, and higher education institutions. An internal viewing is essential.



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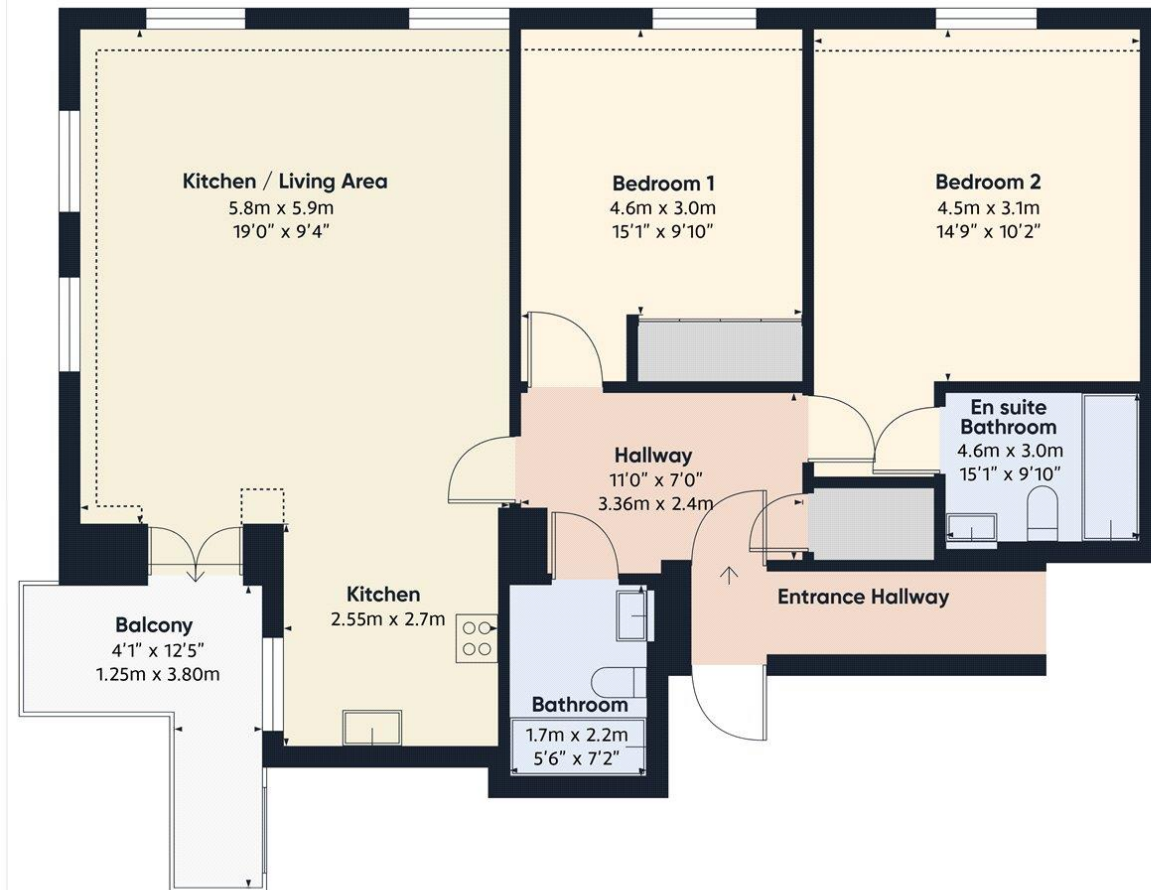
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Approximate total area⁽¹⁾

1022 ft²
95m²

Balconies and terraces

82 ft²
7.6m²

Reduced headroom

57 ft²
5.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 118 year and 4 months

Service Charge: £2,000 per annum approx.

Ground Rent: £ 400 per annum approx.

Council Tax Band: F – Harrow

All figures that are shown were correct at the time of printing.

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