



HONEYPOT LANE, STANMORE, MIDDLESEX, HA7

**OFFERS IN EXCESS OF £370,000 SHARE OF FREEHOLD & 999 YEAR LEASEHOLD**

## SHARE OF FREEHOLD TWO BEDROOM MAISONETTE WITH OWN GARDEN AREAS

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A well-presented ground floor two-bedroom maisonette comprising a generous living room, a master bedroom, and a second bedroom, all offering a comfortable layout. The property also benefits from a front garden as well as a sizeable patio area to the rear - both demised to the property. This property presents a fantastic opportunity for a quick and straightforward purchase. An ideal opportunity for a buy-to-let investor, this property is offered with a share freehold and a 999-year lease. The surrounding area is well-served with a variety of local amenities. Queensbury Station (Jubilee Line) provides an easy commute, with a tube journey to Westminster taking approximately 29 minutes. For shopping, there are a number of nearby supermarkets, including Morrisons on Honeypot Lane, along with smaller stores such as Tesco Express and Sainsbury's Local. The property is also situated close to a number of 'Outstanding' rated schools, including St Robert Southwell Catholic Primary School, Sinai Jewish Primary School, and Claremont High School. An internal viewing is advised.



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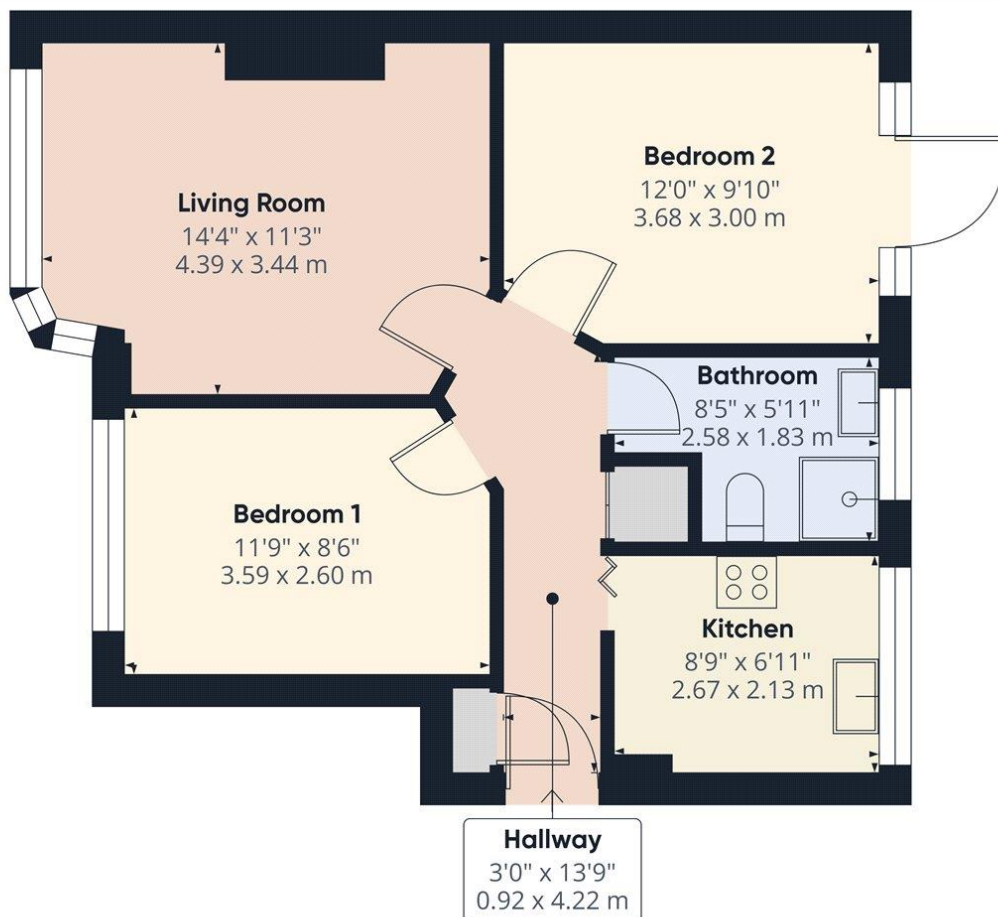


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Approximate total area<sup>(1)</sup>  
541 ft<sup>2</sup>  
50.3 m<sup>2</sup>

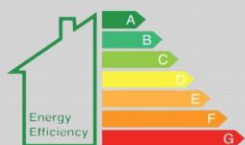
(1) Excluding balconies and terraces

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

GIRAFFE 360

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.

EPC rating coming soon



**Tenure:** Share of Freehold

**Leasehold Term:** 999 year and 0 months

**Council Tax Band:** C - Harrow

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

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