



**RIDGEWAY COURT, THE RIDGEWAY, STANMORE, MIDDLESEX, HA7**  
**£375,000 SHARE OF FREEHOLD**

## **TWO BEDROOM PURPOSE BUILT FLAT IN A DESIRABLE LOCATION IN STANMORE**

**Kingsbury | 020 8204 0000 | [kingsbury@winkworth.co.uk](mailto:kingsbury@winkworth.co.uk)**

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Situated in a prime sought-after location just moments from the heart of Stanmore, this two-bedroom purpose-built flat on the ground floor presents an excellent opportunity for a first-time buyer or investor seeking a canvas to modernize and customize to their taste. The property offers a flexible layout, featuring two bedrooms, ample reception room serving as the centrepiece of the home, offering a versatile space for relaxation and entertainment, a spacious kitchen with a rear entrance door and a simple bathroom with separate W/C provide the essential core for the buyer to tailor. Benefitting from share of freehold tenure, this property provides peace of mind and stability. Additionally, an allocated garage offers secure parking and a 6x5 storage room adjacent to the garage, enhancing convenience. Residents can also enjoy the communal gardens. Enjoy easy access to a plethora of amenities, including shops, schools, Stanmore College on the doorstep, restaurants, and transport links. The hustle and bustle of Stanmore is just moments away, allowing residents to immerse themselves in this desirable locale. An internal viewing is advised.

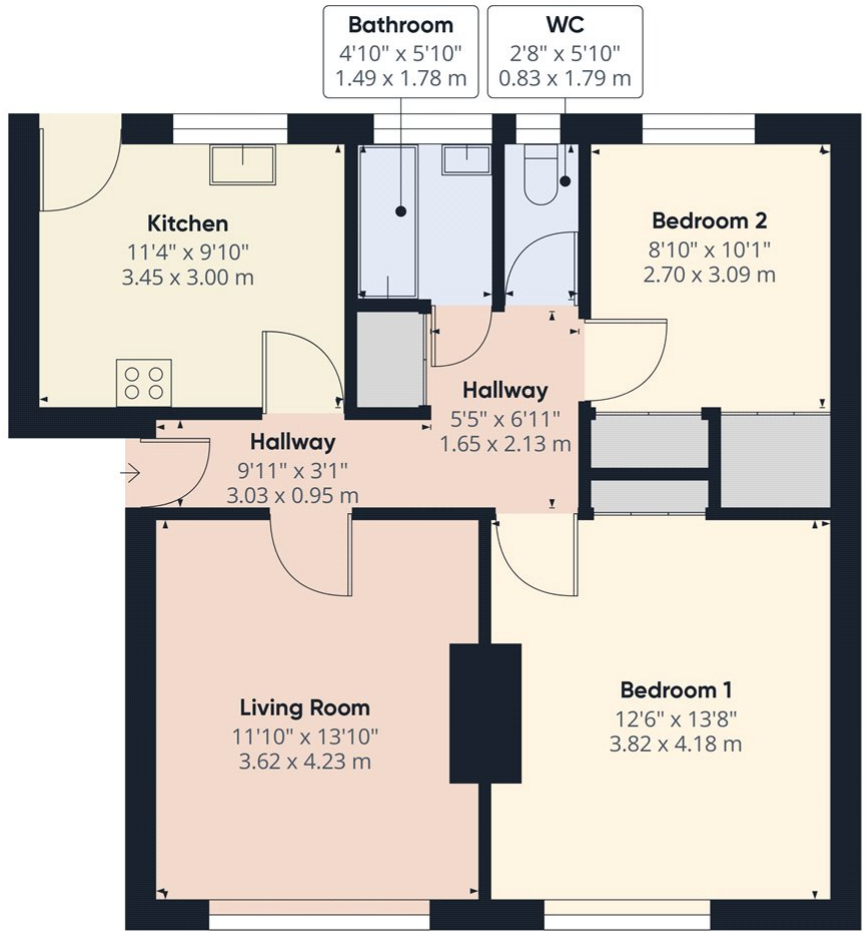


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Approximate total area<sup>(1)</sup>  
 696.8 ft<sup>2</sup>  
 64.73 m<sup>2</sup>

(1) Excluding balconies and terraces

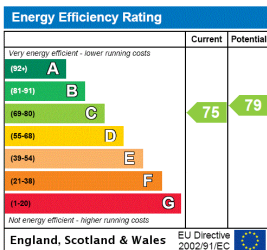
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

**Tenure:** Share of Freehold  
**Service Charge:** £2415 per annum  
**Ground Rent:** £ 0 Annually  
**Council Tax Band:** D

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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