

Belgrave Gardens Stanmore, HA7



- Investment Opportunity / First Time Buyers
 - Ground Floor
 - One Bedroom
- Potential TO Extend STPP

- Close To Stanmore Station
 - Private Garden
 - Garage
- Double Reception

Investment opportunity / First time buyers.

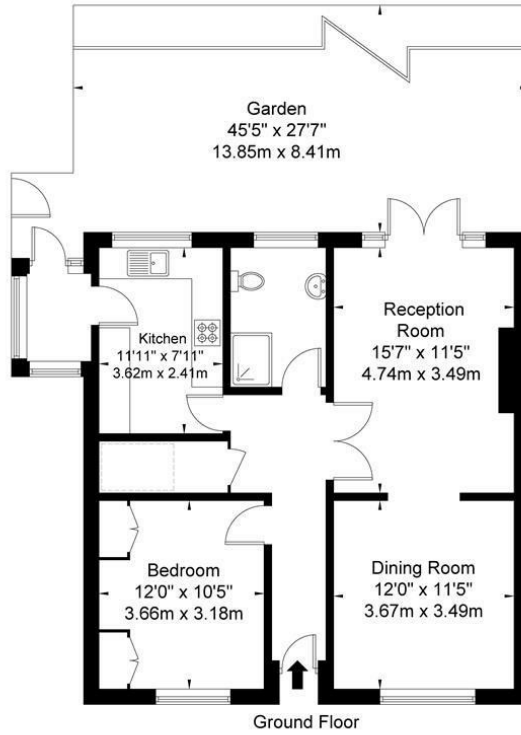
A fantastic opportunity to acquire this one bedroom ground floor maisonette with a private garden and garage with potential to extend (STPP & freeholder consent). The property benefits from a double reception room, separate kitchen, good size double bedroom and ample storage. Further benefits include direct access to a private garden, off street parking and a garage. Located just a 2 minute walk to Stanmore Station (Jubilee Line) and close to local amenities. Offered chain free via vendors sole agent Dani Denby

Asking price £400,000



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Approx Gross Internal Area = 70.4 sq m / 757 sq ft



Ref Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	