



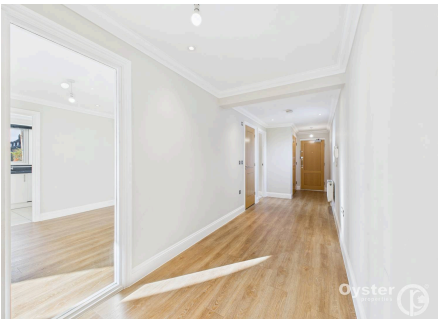


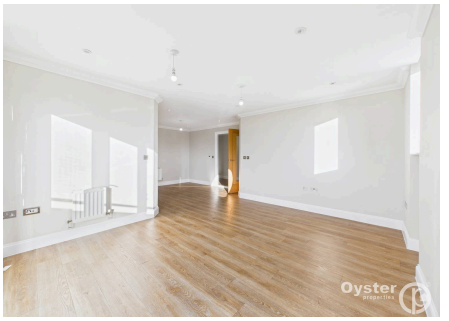
Arc House, 85 London Road, Stanmore, HA7

£460,000 Leasehold

A bright and well-presented two-bedroom, two-bathroom first-floor apartment featuring a spacious reception room with private balcony, a separate fitted kitchen, and an en-suite to the main bedroom. The property also benefits from lift access and allocated parking, and is offered in excellent condition with no onward chain.

Oyster Properties are pleased to present this bright and well-maintained two-bedroom, two-bathroom first-floor apartment, ideally located on London Road, just a two-minute walk from Stanmore Underground Station (Jubilee Line). The property features a spacious reception room with access to a private balcony, a separate fully fitted kitchen, and two generously sized bedrooms, including a main bedroom with en-suite. A modern family bathroom, lift access, and allocated parking further add to the appeal. Set within a secure development close to shops, cafés, restaurants, and highly regarded local schools, this apartment is offered in excellent condition with no onward chain and is ideal for first-time buyers or investors, with an estimated rental income of around £2,000 per month



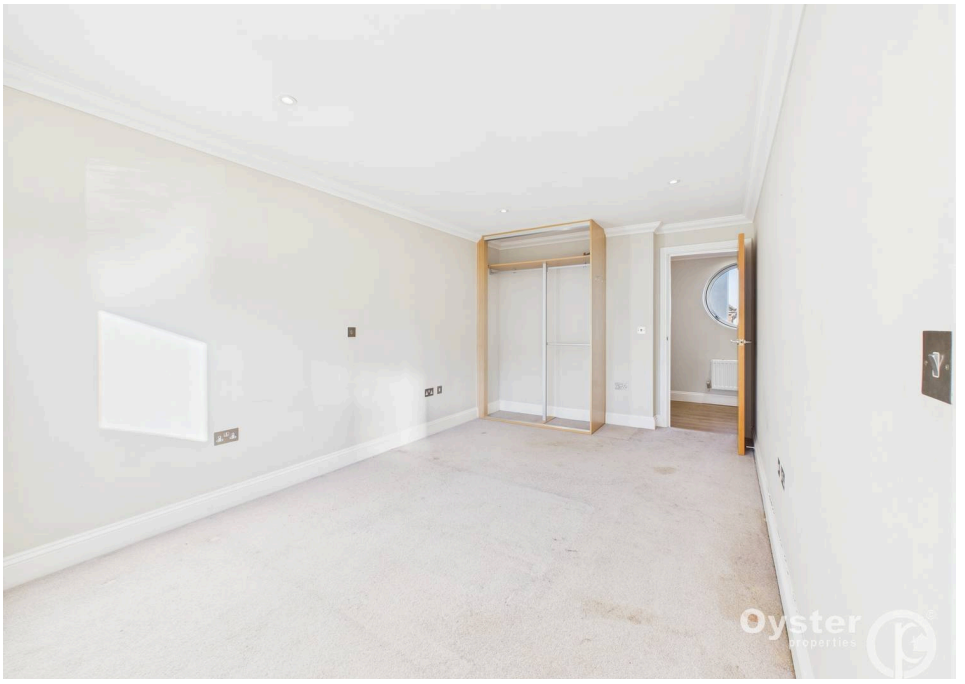


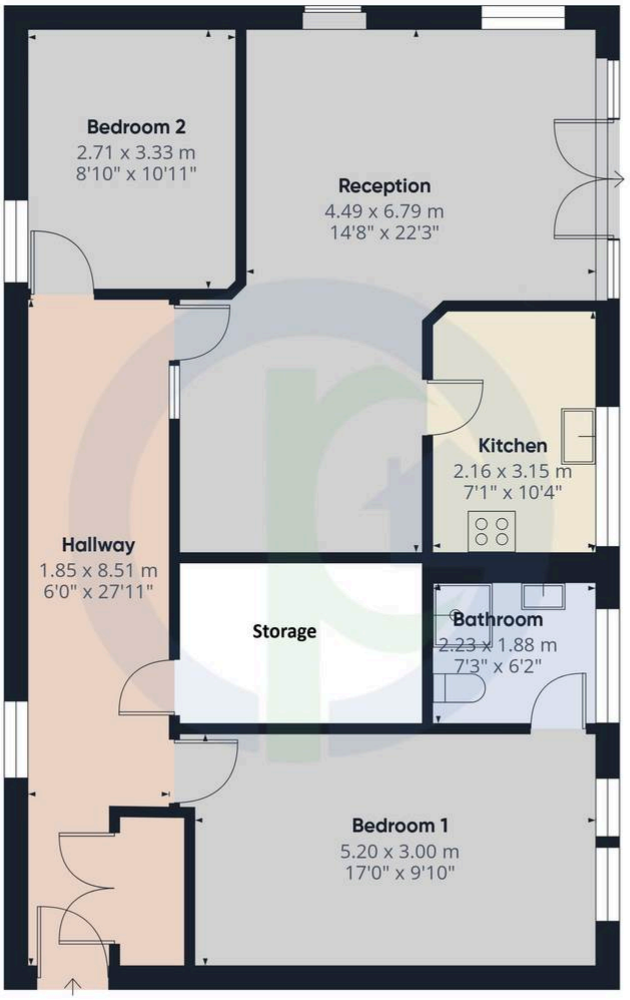


- Chain Free
- 2 Bedroom Apartment
- Modern Fitted Kitchen
- Private Balcony
- Lease Remaining: Approx. 108 Years
- Service Charge: Approx. £3,164 PA
- Ground Rent: Approx. £300 PA
- Allocated Parking Space
- Potential Rental Income: Approx. £2,000 PCM
- 0.1 Mile to Stanmore Station









Approximate total area(1)

78.4 m²

843 ft²

(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.

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Disclaimer: Photographs may have been digitally enhanced or edited for marketing purposes and may not accurately reflect the current condition or contents of the property. Prospective buyers are advised to verify the property's condition through their own inspection or independent professional survey.

Services, appliances, and boundaries have not been tested. Measurements are approximate. These particulars are a general guide and do not constitute a contract. Oyster Properties and its agents act in good faith. No employee has authority to provide representations or warranties regarding the property


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