





Arc House, 85 London Road, Stanmore, HA7

£460,000 Leasehold

Well-presented 2-bedroom, 2-bathroom top floor apartment featuring a bright reception with private balcony, separate fitted kitchen, en-suite to the master bedroom, and a modern family bathroom. Benefits include lift access, allocated parking, and secure entry. Offered chain-free and in excellent condition—ready to move in.

Oyster Properties are delighted to present this spacious and beautifully maintained 2-bedroom, 2-bathroom ground floor apartment, ideally situated on the desirable London Road, just 0.1 miles (approx. 2-minute walk) from Stanmore Tube Station (Jubilee Line), providing fast and convenient access to Central London. The property features a bright and spacious reception room with direct access to a private balcony, ideal for both relaxing and entertaining. A separate, fully fitted kitchen offers ample cupboard space and functionality for everyday living. Both bedrooms are generously sized, with the primary bedroom enjoying a modern en-suite, while the second bedroom is served by a separate, stylish family bathroom. Additional benefits include lift access and a designated parking space. Located within close proximity to a variety of local amenities including shops, restaurants, and cafés, the apartment is also within the catchment area of highly regarded schools such as Aylward Primary, North London Collegiate, and London Academy. An ideal choice for first-time buyers or investors, the property offers potential rental income of around £2,000 per calendar month. Offered chain-free and in excellent condition throughout, this apartment is ready to move into immediately.

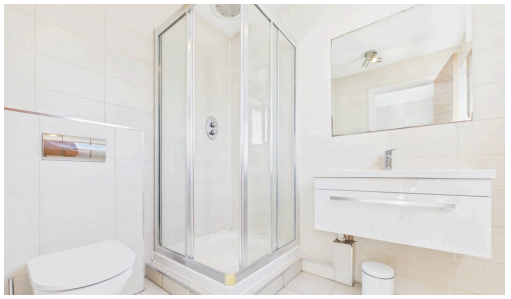




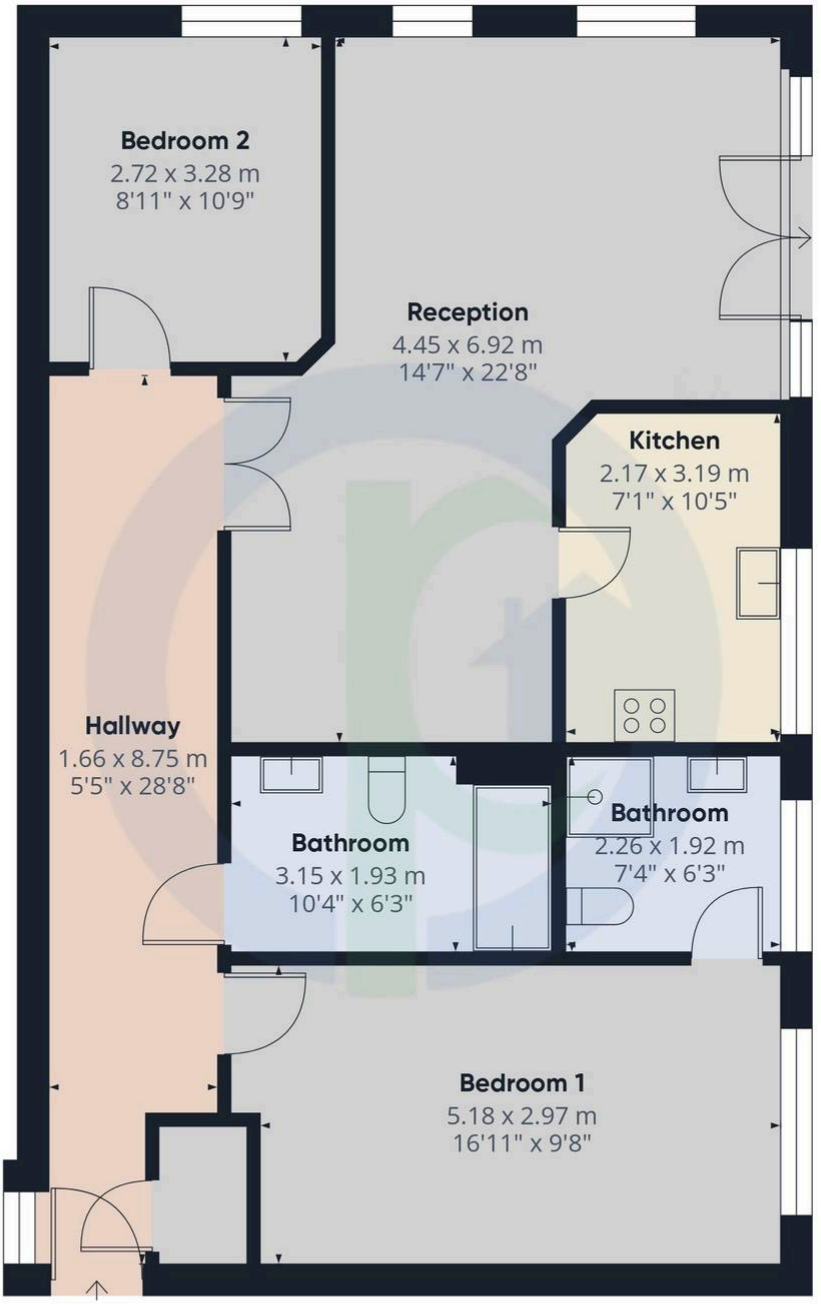


- Chain Free
- 2 Bedroom, 2 Bathroom Top Floor Apartment
- Modern Fitted Kitchen
- Private Balcony
- Allocated Parking Space
- Lease Remaining: 109 Years
- Service Charge: Approx. £3,164 PA
- Ground Rent: £300 PA
- Potential Rental Income: Approx. £2,000 PCM
- 0.1 Miles to Stanmore Tube Station









Approximate Total Area

947.23 ft²

88 m²

For Illustration purposes only, not to scale

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


Oyster
properties


Oyster
properties