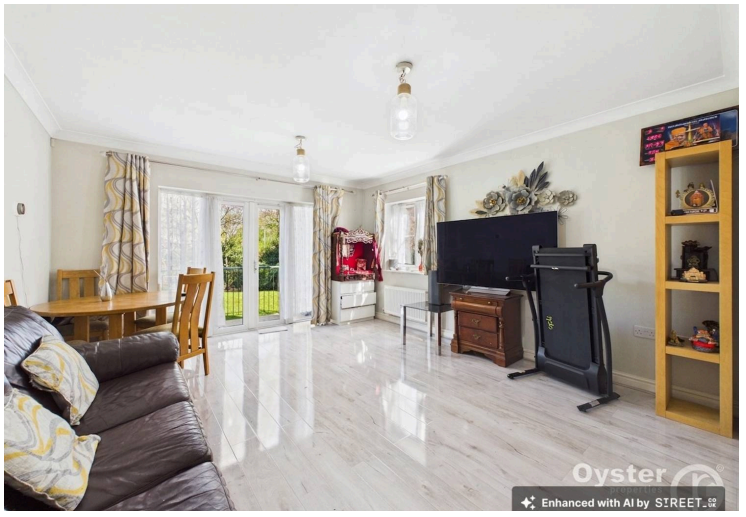






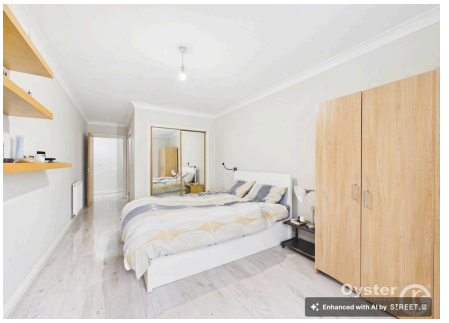
Amber House Honeypot Lane, Stanmore, HA7

£415,000 Leasehold

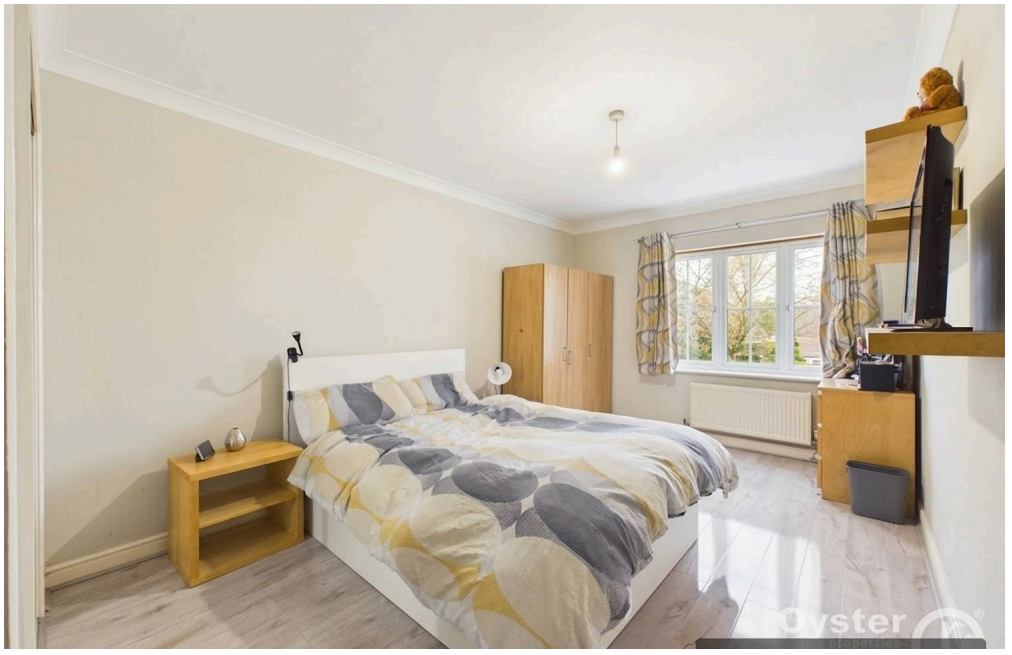
Chain free, spacious 2-bed ground floor flat with balcony, en-suite, parking, lift, video entry. Near Canons Park Station and top schools. Approx. 103-year lease. Early viewing advised.

Oyster properties

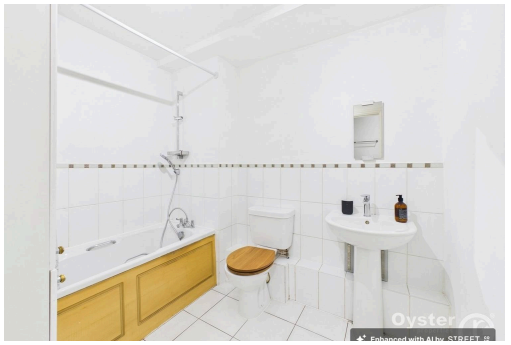
Oyster Properties are delighted to present this modern and well-maintained two bedroom ground floor apartment, offered chain free and ideal for first time buyers, downsizers, or investors alike. The property features a spacious open plan living and dining area that seamlessly opens onto a private balcony, perfect for relaxing or entertaining guests. The contemporary kitchen is fully fitted with integrated appliances and ample storage, while both bedrooms are generously sized, with the principal bedroom benefiting from a stylish en-suite shower room. There is also a separate family bathroom, finished to a high standard. Residents will appreciate the added security of a video phone entry system, as well as the convenience of lift access within the building. The apartment comes with a lease of approximately 103 years remaining, and practical features such as an allocated parking space further enhance its appeal. The development boasts well-kept communal gardens, providing a tranquil retreat for residents to enjoy outdoor relaxation or social gatherings. The private balcony offers an inviting outdoor extension to the living space, ideal for morning coffee or evening unwinding. The property is perfectly positioned just approximately seven minutes' walk from Canons Park Underground Station (Jubilee Line), ensuring swift connections to Central London and beyond. Families will also appreciate the

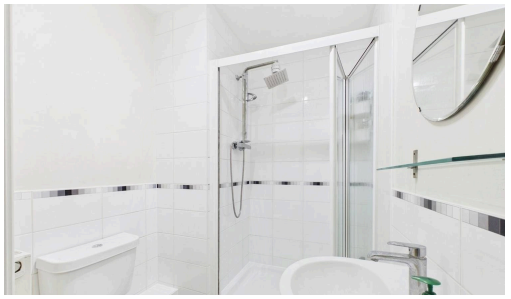


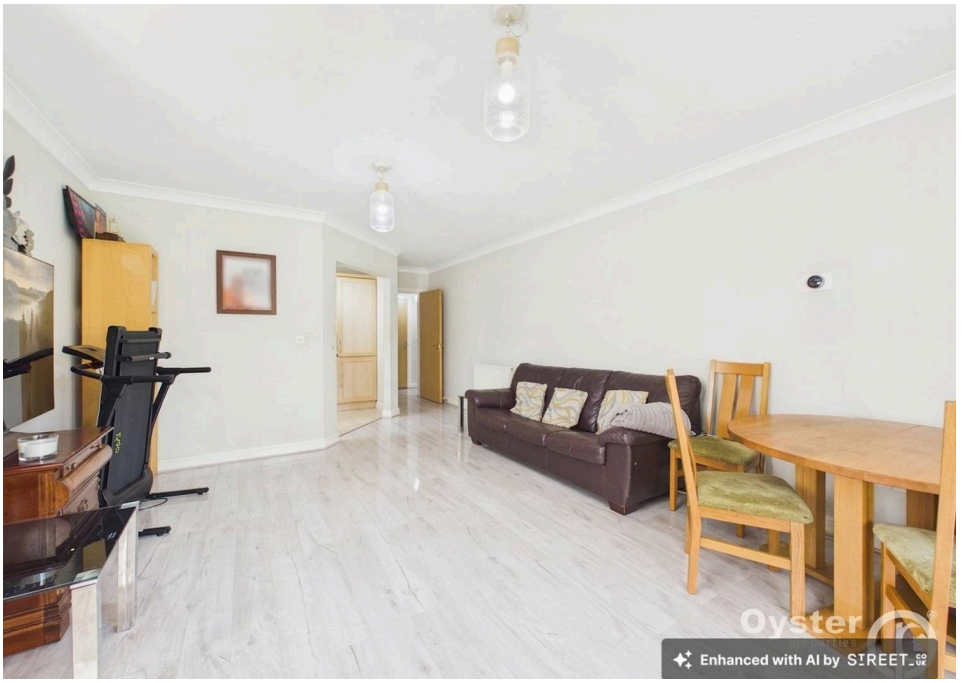


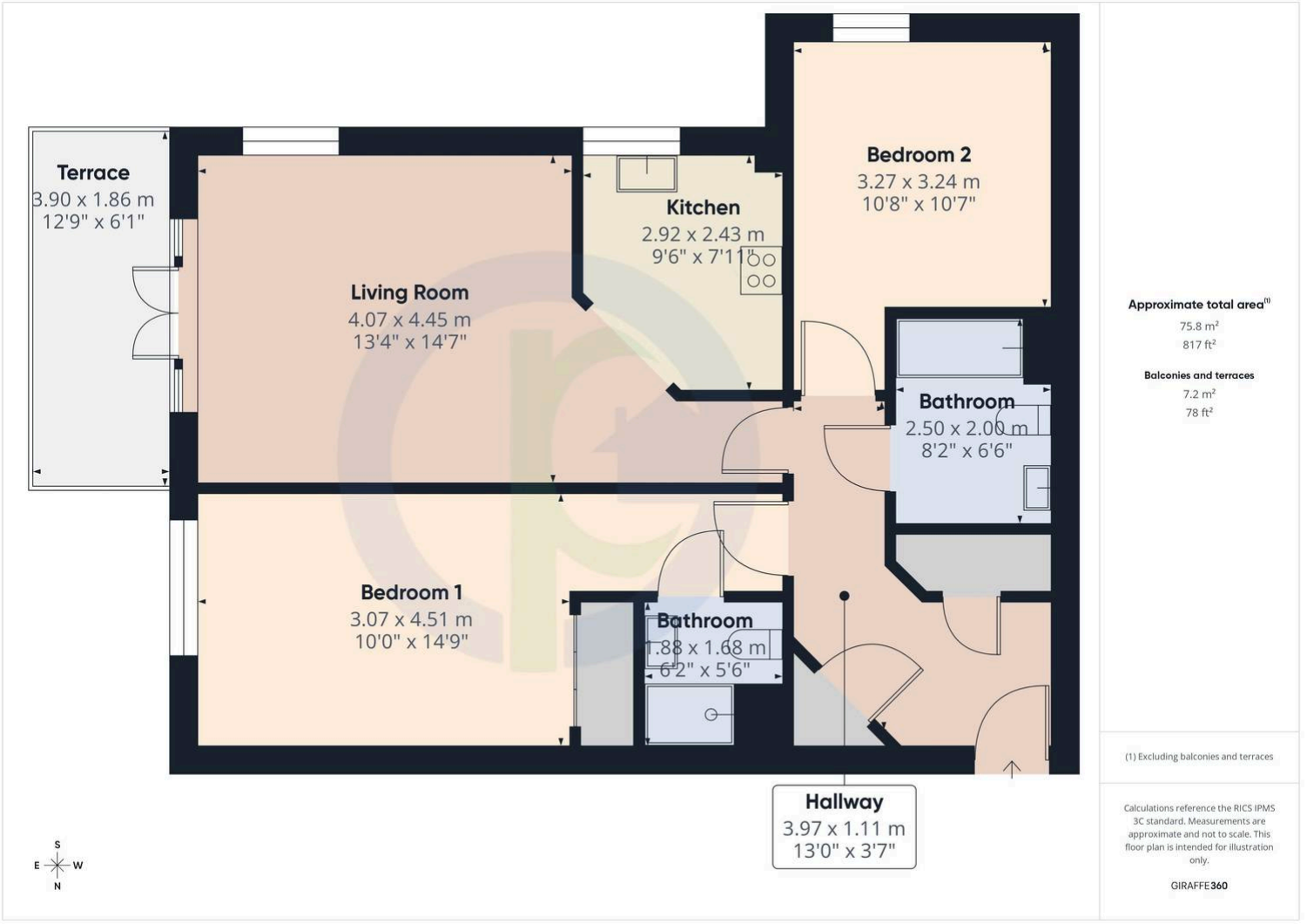


- Chain Free
- 2 Bedroom Ground Floor Apartment
- 2 Bathroom (1 En-Suite)
- Private Balcony
- Lease Remaining: Approx. 103 Years
- Service Charge: Approx. £3,120 pa
- Ground Rent: Approx. £275 PA
- Video Phone Entry System , Lift Access & Allocated Parking Space
- Approx. 7 Minutes' Walk to Canons Park tube Station (Jubilee line)
- Close to Avanti Secondary School, Whitchurch Primary School and Stanburn Primary School









For illustrative purposes only - floor plan is a visual guide; measurements and sizes are approximate.

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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