





# Carnarvon Court, Howard Road, Stanmore, HA7 1FU

## £490,000 Leasehold

Modern 2-bed, 2-bath ground floor apartment in Stanmore Place with open-plan living, private terrace, parking, residents' gym, concierge, and excellent transport links. Close to schools and amenities.

Oyster properties

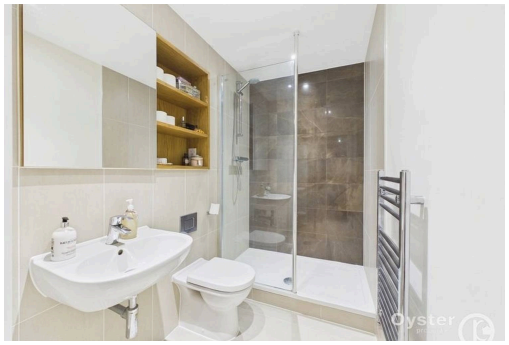
Oyster Properties are delighted to present this beautifully appointed two-bedroom, two-bathroom ground floor apartment, situated within the highly sought-after Stanmore Place development. Offering a fantastic combination of modern interiors, generous living accommodation and private outdoor space, this impressive home is ideal for buyers seeking comfort, convenience and contemporary living. At the heart of the property is the spacious open-plan living and dining area, welcoming environment that is perfect for both relaxing and entertaining. The adjoining fully fitted modern kitchen provides a stylish and practical space for everyday living. The property features two well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, providing excellent storage, and boasts a contemporary en-suite bathroom. The second bedroom is also generously sized and features freestanding wardrobes. The accommodation is further complemented by a modern family bathroom, offering added convenience for residents. One of the standout features of this impressive apartment is the large private wrap-around terrace, providing a wonderful extension of the living space and an ideal setting for enjoying the outdoors, relaxing or entertaining guests. Further benefits include one allocated parking space and access to an excellent range of residents' facilities at

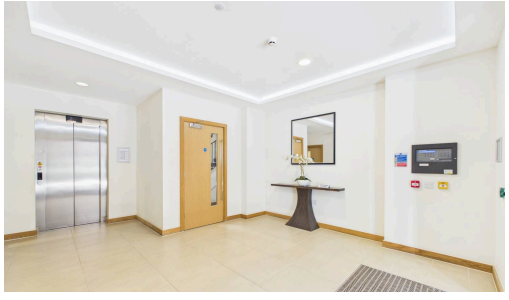


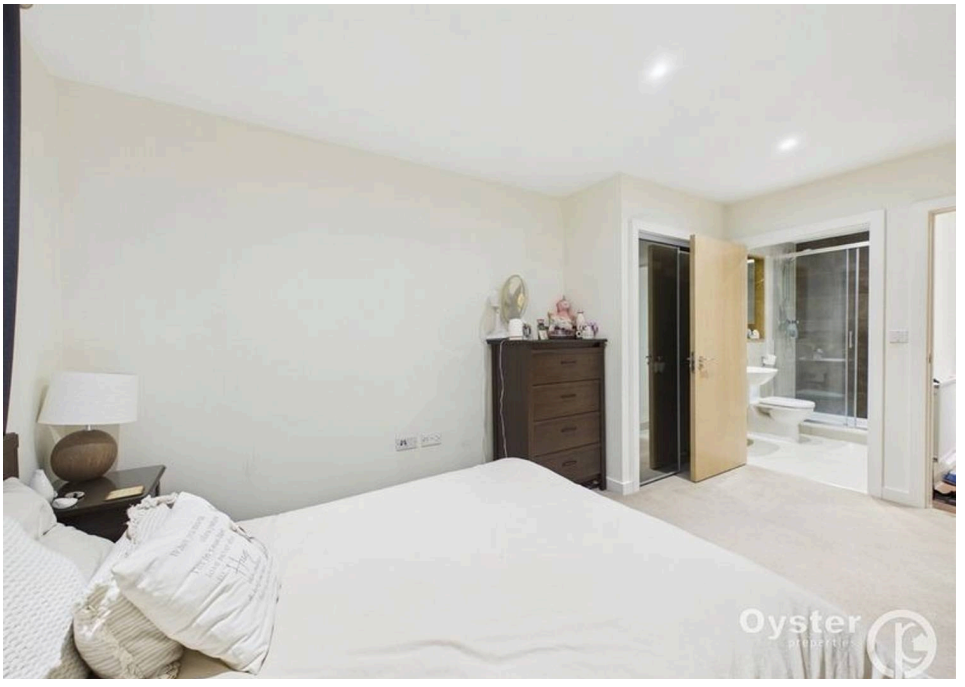


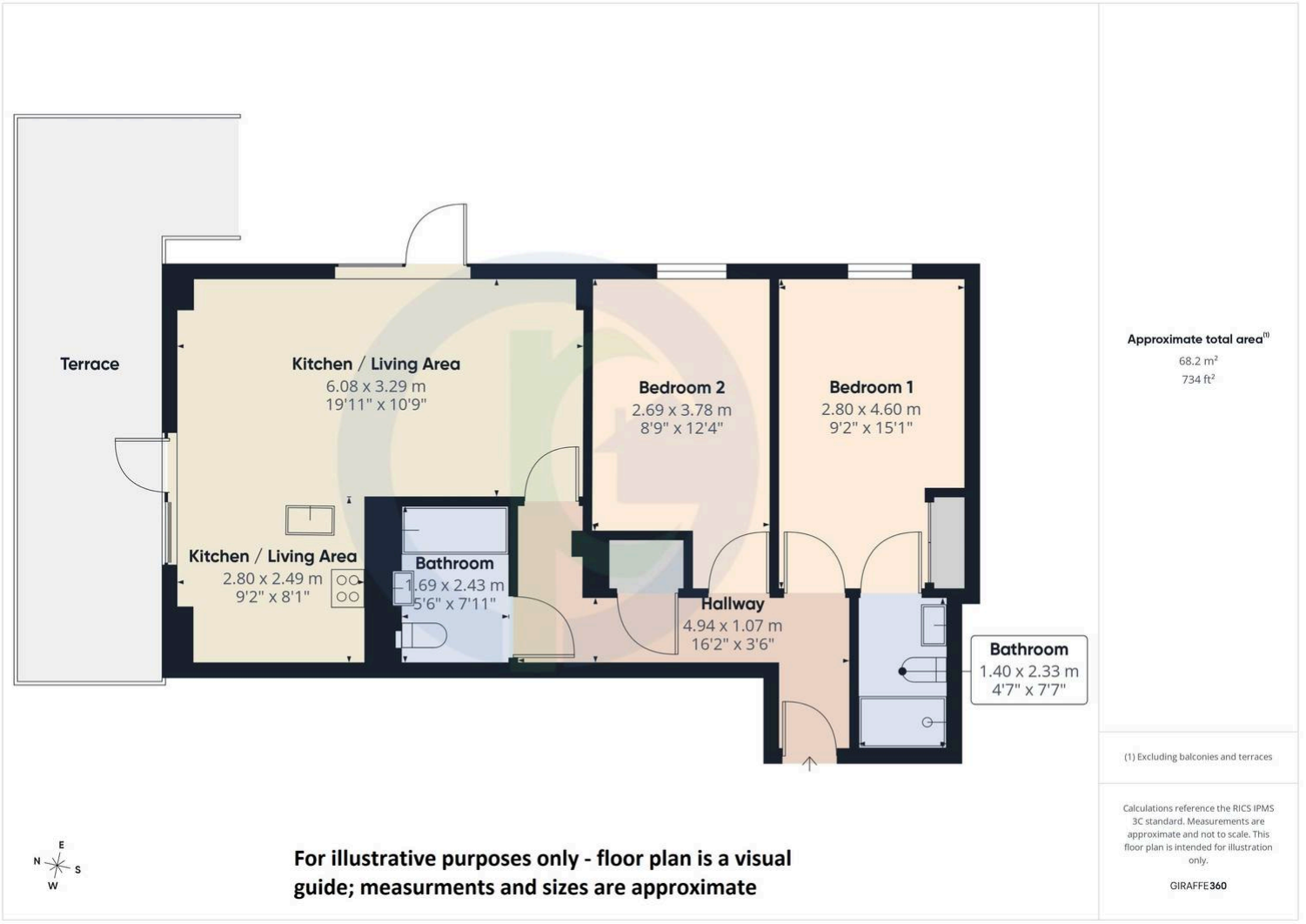


- Spacious two-bedroom ground floor apartment with fitted wardrobes
- Two modern bathrooms (1 En-suite)
- Lift Access, Residents' gym, and 24-hour concierge service
- Allocated parking space
- Large private wrap-around terrace
- Service Charge: £3,900 per annum
- Ground Rent:£ 1,019 per annum
- Lease Remaining: Approx. 990 years remaining
- Conveniently close to Canons Park Underground Station
- Close to Stanburn Primary School and local amenities










**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