





Merryfield Gardens, Stanmore, HA7

£400,000 Leasehold

This well-presented two-bedroom first-floor apartment offers an excellent opportunity for both first-time buyers and investors, being offered chain-free for a smooth purchase process. The property features a spacious lounge with a designated dining area, providing a comfortable and versatile living space for relaxation and entertaining. A private balcony, accessed from the lounge, offers an additional area for leisure. The apartment further benefits from its own garage, allowing for secure parking or additional storage. Both bedrooms are well-proportioned, with ample natural light throughout the home. The kitchen and bathroom are well-maintained, presenting a clean and functional environment. With approximately 136 years remaining on the lease, the property provides peace of mind for long-term ownership. Ideally located just 0.5 miles from Stanmore Station, the apartment offers excellent transport links while being close to highly regarded schools, including Avanti House School and Bentley Wood High School. This apartment combines convenience, comfort and practicality, making it a desirable option in a sought-after area. Early viewing is highly recommended to fully appreciate all that this property has to offer.





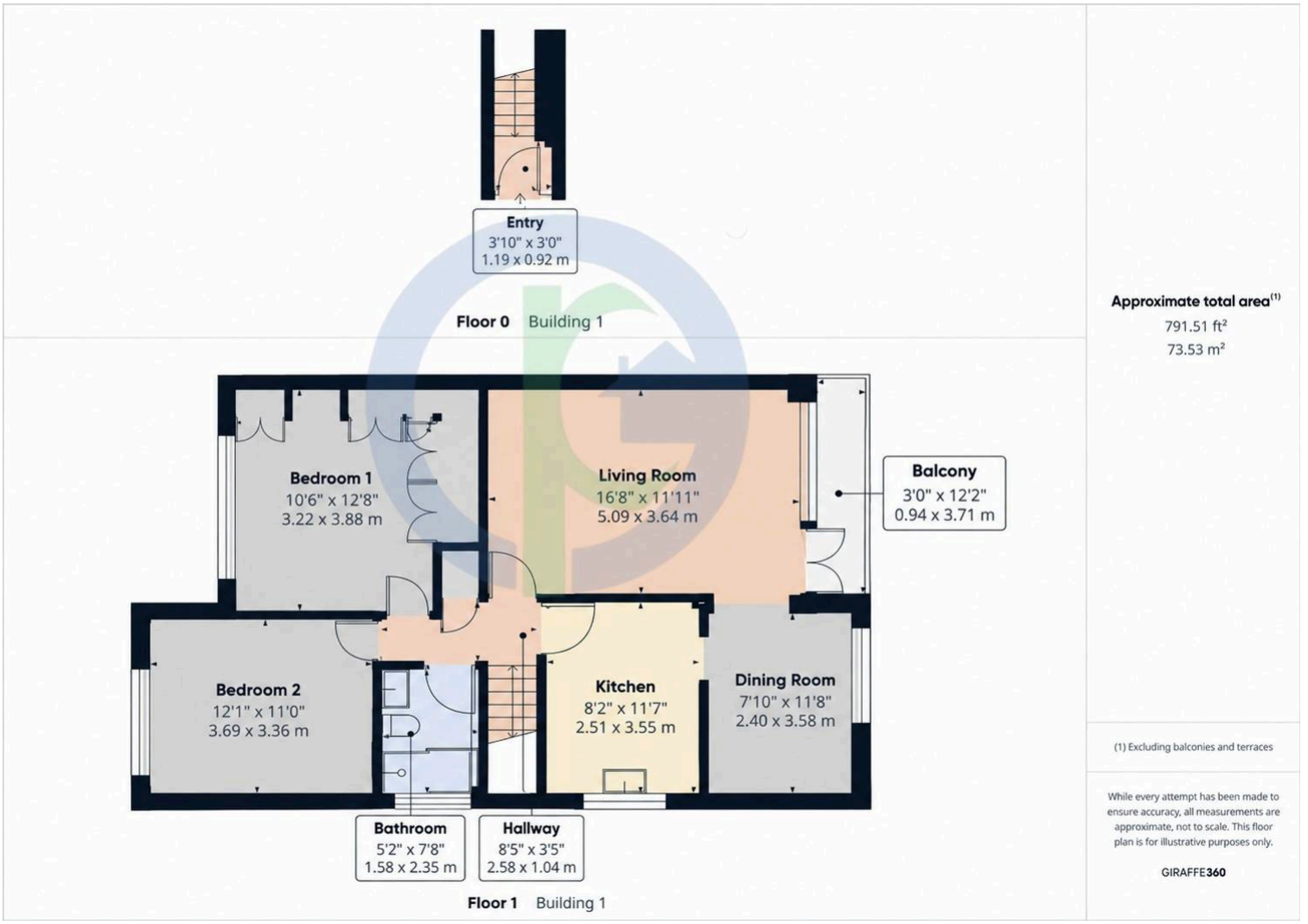


- Chain-Free
- Two-Bedroom First-Floor Apartment
- Bright and Spacious Lounge
- Private Balcony
- Own Garage
- Lease Remaining: Approx. 136 Years
- Service Charge: Approx. £850 Per Annum
- Ground Rent: Approx. £70 Per Annum
- Approximately 0.5 Miles from Stanmore Station
- Close to Avanti House School and Bentley Wood High School









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.



