





A TWO DOUBLE BEDROOM & TWO BATHROOM GROUND FLOOR APARTMENT – GATED DEVELOPMENT

The Chantries is discreetly set back off Uxbridge Road and is conveniently located within 0.8 miles of Stanmore Station and just 0.3 miles of Stanmore Broadway with its numerous supermarkets, independent shops, restaurants and cafes.

On entering, there is a good size hallway with access to all rooms. The reception room is an impressive 17ft 8' x 15ft 9' and has French doors that lead out to a private patio area and the 15ft 5' kitchen is fully equipped with integrated appliances and marble worktop surfaces. The large master bedroom features fitted wardrobes and an en-suite bathroom and there is also a second double bedroom and family shower room/w.c.

In addition to the private patio, there are immaculate communal gardens, a secure underground allocated parking space, plus storage and a number of visitor's spaces.



KEY FEATURES

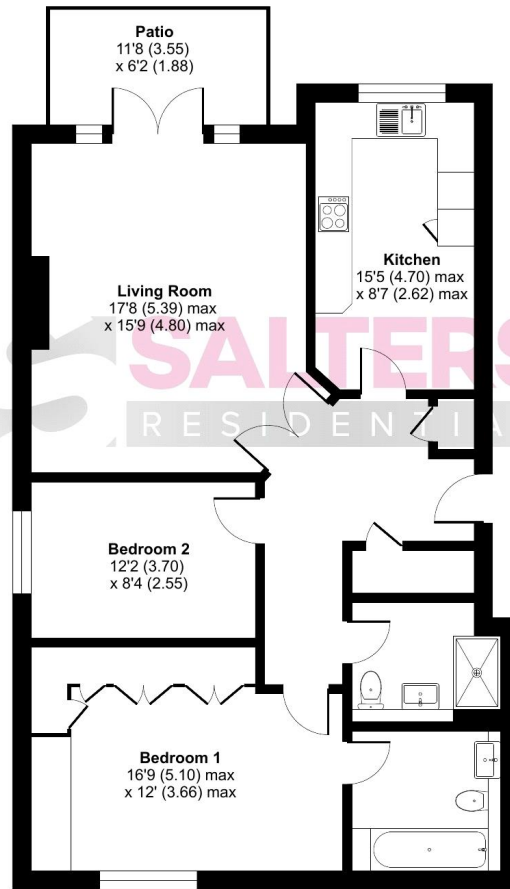
- Share of freehold (98 year lease)
- Service charge: £3622 per annum
- Ground rent: Not applicable
- Chain free sale
- Sought after development
- Rarely available ground floor apartment
- Allocated parking plus visitors parking



Uxbridge Road, Stanmore, HA7


Approximate Area = 965 sq ft / 89.6 sq m

For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n3checon 2026. Produced for Salters Residential. REF: 1415575

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Salters Residential
32 Langley Road
Nascot Wood, Watford
Herts, WD17 4PN

01923 901 777
info@saltersresidential.co.uk
www.saltersresidential.co.uk

DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

01923 901 777
info@saltersresidential.co.uk
www.saltersresidential.co.uk

