

Hamptons

INTERNATIONAL



Silverbell The Landsby Merrion Avenue, Stanmore, HA7

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£940,000
(£935,000)

Property details



Key features

- Retirement/Later Living Developme
- Restaurant/Private Dining
- Gym
- Beauty salon
- Concierge
- Bespoke Care Available
- Private Secure Underground Parkin
- Other Charges Apply - Please Ask F

Attributes

- Apartment

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Description

ARRANGE YOUR VIEWING. With 1,119sq.ft of living space incorporating an open plan kitchen, dining and living room with access to a private balcony from the living area. The principal bedroom suite has a spacious dressing room and ensuite bathroom with a second bedroom and shower room completing the property. Silverbell, an impressive 2 Bedroom, 2 Bathroom first floor retirement property forming part of The Landsby, an exclusive development offering luxury later living (65 years and over) close to all the amenities of Stanmore. The development offers a selection of 1 bedroom, 2 bedroom and Penthouse apartments available to purchase.- Entrance Hall with engineered timber tongue and groove flooring. Chrome and leather ironmongery. Siemens washer/dryer concealed in service cupboard.- Living / Dining Area with engineered timber tongue and groove flooring. - Kitchen with Quartz stone composite worktop. Porcelain tiled splashback. Stainless steel sink with Hansgrohe mixer tap. Concealed lighting under units. Siemens oven, induction hob, microwave and integrated fridge/freezer. Bosch integrated dishwasher.- Master Bedroom with carpet and dressing room with built-in wardrobes.- Master Ensuite with slip resistant large format porcelain floor tiles. Large format porcelain wall tiles. Walk in shower with seat with ceiling mounted shower head with wall mounted hand shower. Quartz stone composite vanity surfaces. Concealed wc cistern. Chrome mixer taps and accessories. Storage cupboards. Fitted vanity mirror. Heated towel rail.- Second Bedroom with carpet and built-in wardrobes.- Second Bathroom with slip resistant large format porcelain floor tiles. Large format porcelain wall tiles. Bath with tiled panel. Walk in shower with seat with ceiling mounted shower head with wall mounted hand shower. Quartz stone composite vanity surfaces. Concealed wc cistern. Chrome mixer taps and accessories. Storage cupboards. Fitted vanity mirror. Heated towel rail.- Radiators to living room and bedrooms. Thermostat control located in living room. Under floor heating in bathroom.- Electrical fittings: Colour matched switch and socket plates throughout except in the kitchen which are satin chrome sockets. Dimming control to living room and bedrooms. Recessed, low voltage LED downlighters.- Generous floor to ceiling height. Painted finish throughout.- Balcony accessed via glazed doors with level thresholds.-- Textured paving floor finishTelephone and Data Systems--Television (terrestrial and Sky+) and telephone / data points to living room and bedrooms--High speed broadband internet connection (fibre)Security / Safety--Managed intercom system to concierge--Mains supply smoke and heat detectors--Zoned water sprinklers to all apartments--24 hour reception, concierge and security--CCTV is provided at ground floor entrances and within amenity areas--Wireless entry fob to access building and amenity areasCar Parking--Secure underground car park, with valet parking service--Car parking subject to availability--Charging points for electric vehicles--Mobility scooter charging points available in some residences upon request, and at ground floor levelLifts--4 x 13 passenger lifts serve each floorWarranty--A 10 year new home building warrantyPlease contact us for further information on the below:Lease information- 150 years lease from completion (February 2020)- Service Charges: Other fees apply including a monthly service charge and an exit fee, please ask for details.- Event Premium on re-sale.- Council Tax - H- EPC - B.Summary of what the service charge includes:- Building Staff Costs.- Reception & Concierge Administration Costs.- Security Services.- Housekeeping, Cleaning & Refuse.- Utilities (Communal Areas).- Health & Safety.- Insurance.- Landscaping- Residential Lift.- Plant & Machinery Maintenance.- Communal Services & Facilities Administration Costs.- Basement and Private Driver Insurance, Maintenance and Administration costs.The Landsby will provide private, secure underground car parking for residents, (subject to availability and a permit charge).To arrange a viewing or for further information, please contact please contact Hamptons Stanmore New Homes on 0208 954 8626.The pictures you see may not be indicative of this property. They could be CGI's or pictures of the Development Show Apartment or Show Home.SituationStanmore is a charming London suburb with the perfect balance of excellent local amenities, within easy reach of the heart of London yet surrounded by green open spaces.Being the first stop on the Jubilee line with direct links to London Bridge and Canary Wharf offers the big advantage of a seat on the morning train. Meanwhile late-night travel is covered with a 24-hour Night Tube service on Fridays and Saturdays.Stanmore is also well placed for road travel, within easy reach of M1 Junction 4, A406 North Circular Road and Heathrow Airport, with shopping destinations such as Watford and Brent Cross just a short journey by car.The village ambience is created by a mix of shops, cafés, boutiques and restaurants clustered along The Broadway and Stanmore Hill. Amenities include a Sainsbury's and Lidl supermarkets as well as a wide range of independent retailers. In the evening, you can choose from a mixture of bars, restaurants, a range of traditional pubs or even try your hand at bowling at the M18 lanes.Stanmore is blessed with acres and acres of beautiful commons and ancient beech woods and is filled with all sorts of wonderful wildlife. It offers good walking country

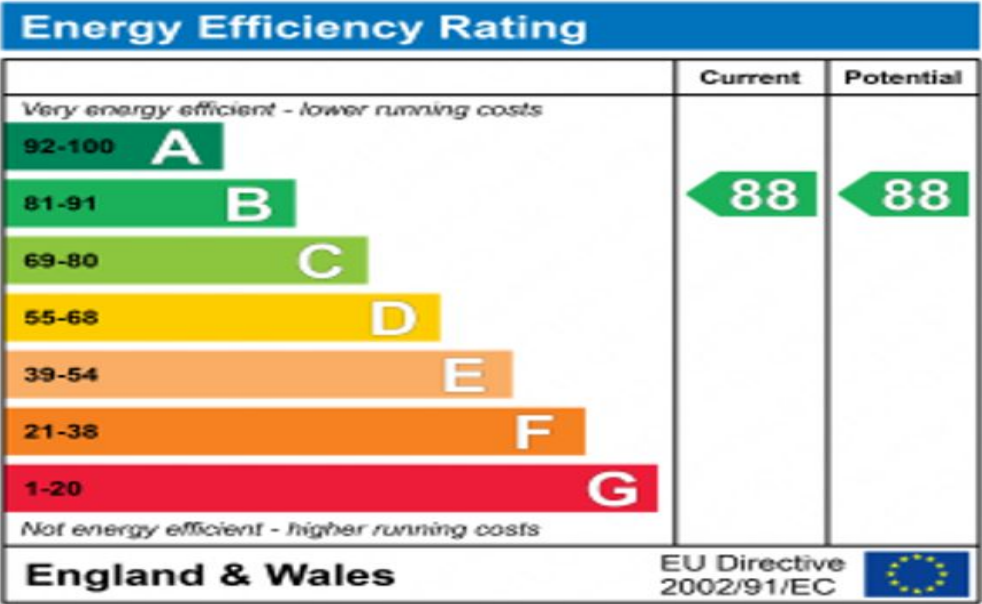
with three local nature reserves and it also perches on the edge of the Hertfordshire countryside, perfect for a country stroll or a breath of fresh air. There are many opportunities for sport and fitness nearby. For golfers, Stanmore Golf Course is the nearest course to play, or, just a little further away, there are courses at Hartsbourne Country Club and Bushey Country Club. Keen tennis players can hone their skills on the courts in Canons Park, as well as Middlesex and Hertfordshire Country Club in Harrow Weald. Property Ref Number: HAM-7527



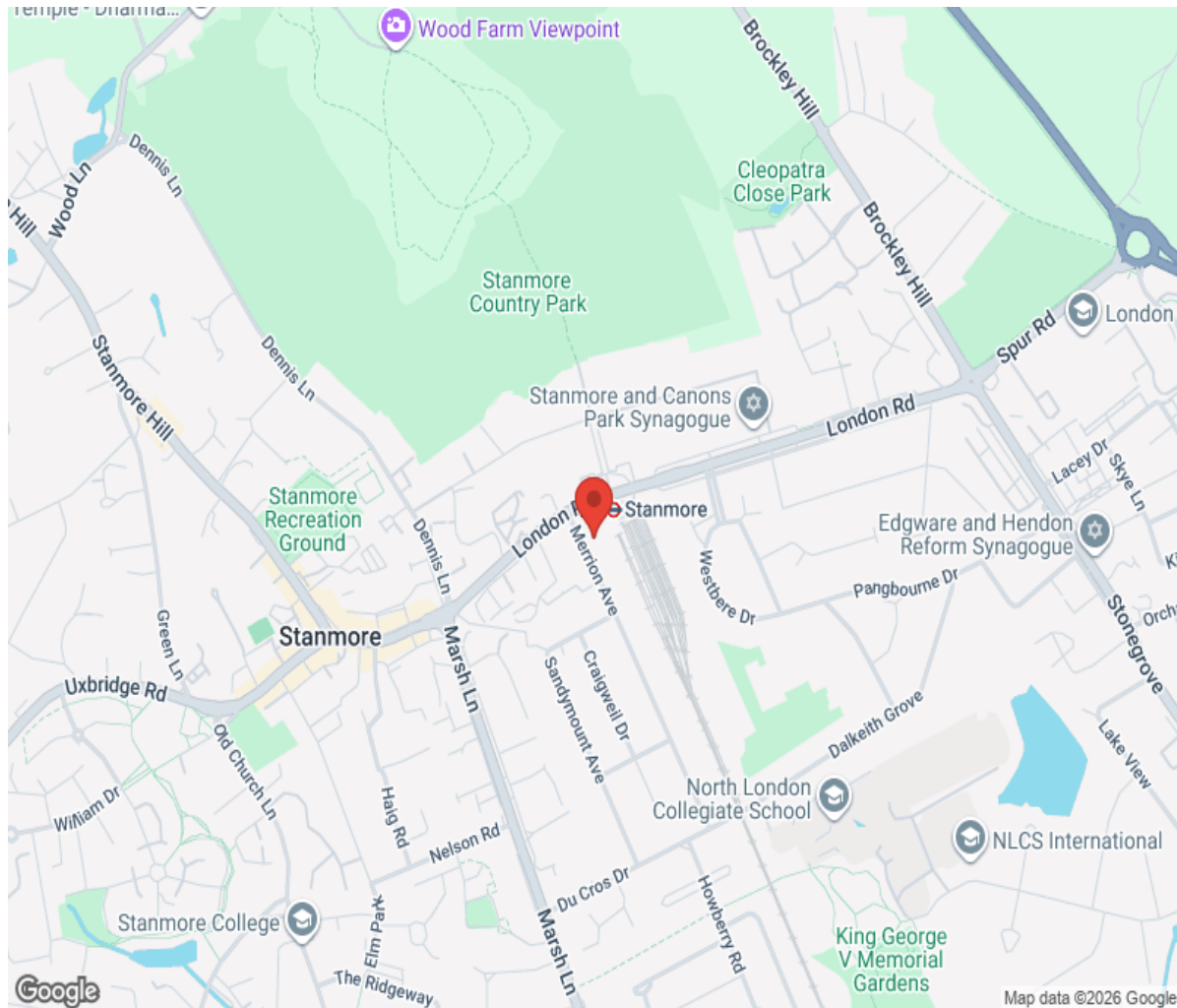








Location



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+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com