



Shaftesbury Avenue, South Harrow, HA2 0AN

Asking Price £330,000



## Shaftesbury Avenue, South Harrow, HA2 0AN

Located at Shaftesbury Avenue, South Harrow, HA2 0AN, this ground-floor maisonette is offered chain-free with a 149-year lease. It represents a fantastic opportunity for both first-time buyers and investors seeking a property in a prime location.

The home includes two spacious double bedrooms, each with custom fitted wardrobes for optimal storage. The welcoming reception area leads to a functional kitchen that opens to an extensive rear garden. Both the kitchen and the part-tiled bathroom are ripe for updates, offering great potential for customisation to enhance property value.

Additional features include off-street parking for two cars, a large front garden, and a 100-foot south-facing rear garden with a shed and private side access—ideal for outdoor family activities.

Conveniently positioned an eight-minute walk from West Harrow Station, with South Harrow and North Harrow stations also nearby, the maisonette offers excellent transport links for commuting to London.

- Ground Floor Maisonette
- Reception Room
- Two Double Bedrooms
- Kitchen
- Bathroom
- Garden
- Off Street Parking
- Double Glazing
- **Council Tax Band: C**
- Chain Free - Lease 149 years

Leasehold





#### **INTERNALLY**

This is a ground floor Maisonette. The front door leads into hallway with doors leading into a reception room, two double bedrooms with bespoke fitted wardrobes, part tiled bathroom and kitchen with door to rear providing access to the garden.

This maisonette offer plenty of potential however it does require updating throughout.

#### **EXTERNALLY**

There is off street parking for at least two cars as well as a front garden.

There is a large, south facing rear garden extending to nearly 100ft. with a large shed and a private side gate providing direct access to the street.

#### **LOCATION**

The property has an enviable location on the corner of Shaftesbury Avenue and the quiet road of Abercorn Crescent and is accessed via Abercorn Crescent.

The property is just an eight minute walk from West Harrow Station and with South Harrow and North Harrow stations also within walking distance it is perfectly placed for easy commuting to London. There is a raft of convenient local shops at Shaftesbury Circle and bus routes to the large shopping towns of Harrow, Pinner and Watford are a stone's throw away. The 'outstanding' rated schools of Whitmore High and Vaughan Primary are both within half a mile.

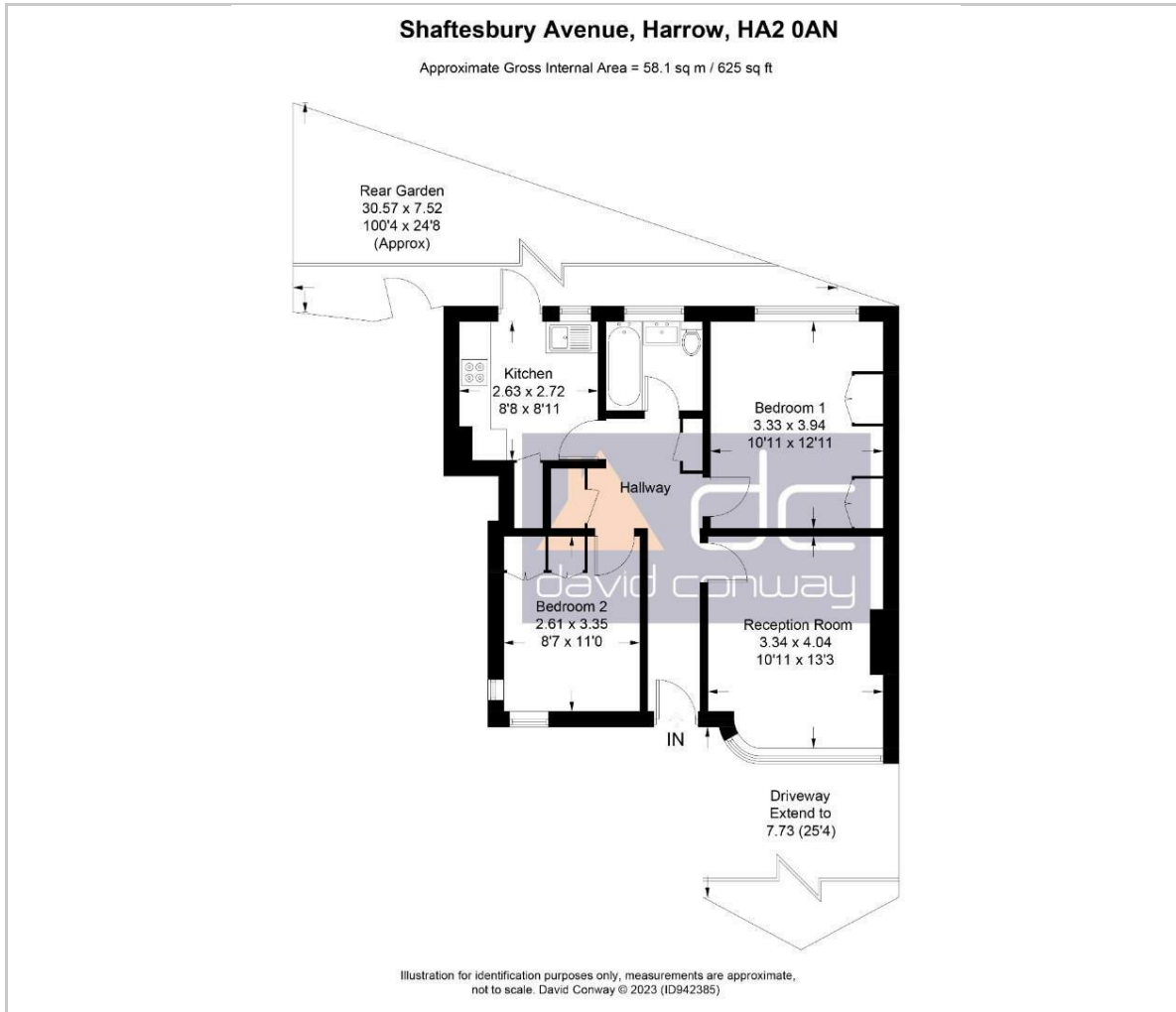
#### **ADDITIONAL INFORMATION**

Council Tax Band C - £2,032.28

Leasehold 149 years remaining



## Floor Plan



## Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

