david conway

SALES . LETTINGS . MANAGEMENT . MORTGAGES . LAND & NEW HOMES

Shaftesbury Avenue, South Harrow, HA2 0AN

Auction Guide £240,000

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Shaftesbury Avenue, South Harrow, HA2 0AN

Being Sold via Secure Sale. Terms & Conditions apply. Starting offers £250,000.
A spacious two-bedroom first-floor maisonette features a bright lounge/diner with character fireplace, a well-proportioned modern fitted kitchen, two generous double bedrooms (the master with fitted wardrobes) and a family bathroom. Outside, the property benefits from a private rear garden. Ideally located within easy reach of West Harrow (Metropolitan Line) and South Harrow (Piccadilly Line), with bus connections to Harrow, Rayners Lane, Pinner, Northolt and Heathrow. Close to excellent schools including Whitmore High and Grange Primary, plus nearby ASDA, Waitrose, Iceland and Aldi. With 72 years remaining on the lease and immediate exchange available, this is an attractive opportunity for buyers seeking space and superb transport access.

- Two Bedroom First Floor Maisonette
- Spacious Reception Room
- Two Double Bedrooms
- Modern Fitted Kitchen
- Family Bathroom
- Private Garden To Rear
- Gas Central Heating
- Double Glazing
- Lease Years Remaining 72
- Immediate ‘exchange of contracts’ available Being sold via ‘Secure Sale’

Council Tax Band: C

Leasehold

INTERNALLY

Being Sold via Secure Sale. Terms & Conditions apply. Starting offers £250,000. Upon entering, stairs lead to a welcoming central hallway, giving access to all rooms. The large lounge/diner is a standout feature with large window, wood-effect flooring and a character fireplace. The part tiled separate kitchen is well-proportioned and fitted with ample cabinetry, wooden worktops, built in oven and hob and space for appliances. A large window also offers natural light. There are two generous sized double bedrooms, the master bedroom includes extensive fitted wardrobes and built in desk. A part-tiled bathroom with a shower-over-bath, WC and basin completes the accommodation.

EXTERNALLY

Private Garden To Rear OF The Property

LOCATION

Within walking distance of West Harrow Station on the Metropolitan line, making central London commutes very manageable. South Harrow Station is also accessible and provides Piccadilly line services. The area is well served by bus routes giving direct access to Harrow, Rayners Lane, Pinner, Northolt and even Heathrow. Also access to several well-regarded educational options including Whitmore High School, rated “Outstanding”, and Grange Primary School, which sits just around the corner. Close by amenities include ASDA, Waitrose & Partners, Iceland and also Aldi.

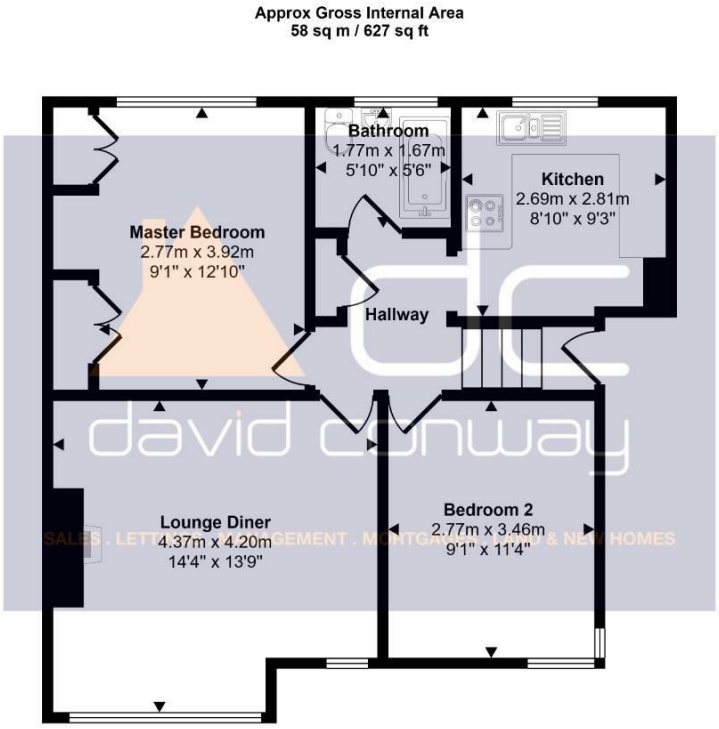
ADDITIONAL INFORMATION

Leasehold
Council Tax Band - C £2130
Annual Ground Rent - £100.00
ALL ABOVE AS ADVISED

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

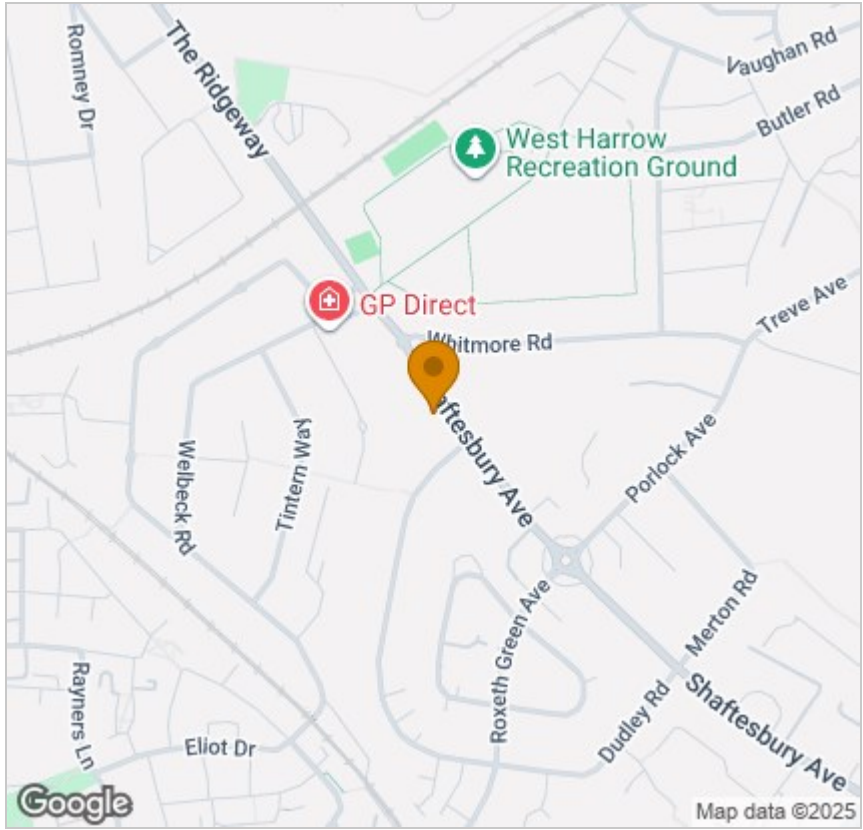
Floor Plan



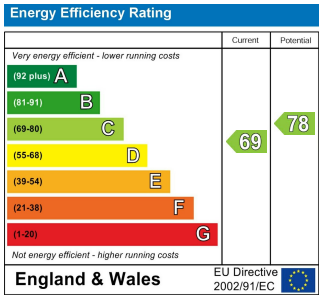
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. A £2,000 reservation deposit is payable to secure the sale. This deposit forms part of the purchase funds and will be allocated on completion. The reservation deposit is subject to terms and conditions.

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