



Shaftesbury Avenue, South Harrow, HA2 0AN

Asking Price £335,000



## Shaftesbury Avenue, South Harrow, HA2 0AN

This two bedroom first floor maisonette comes with a lease of 121 years and is offered chain free. With a substantial private rear garden the property is located equidistant to both South Harrow Piccadilly Line and West Harrow Metropolitan Line Station. We are booking viewings now.

- First Floor Maisonette
- Two Double Bedrooms
- Fitted Kitchen
- Reception Room
- Tiled Bathroom
- Private Garden Section
- Leasehold 119 Years Remaining
- Chain Free
- Double Glazing
- Gas Central Heating



**Council Tax Band: C**

Leasehold



### **INTERNALLY**

This is a two double bedroom first floor maisonette. The front door leads into hallway with doors leading off into a reception room with front aspect window, part tiled fitted kitchen with matching wall and base units, gas hob with extractor fan over and built under oven. Bathroom with shower unit, vanity unit sink and WC. The property has gas central heating and double glazing throughout and also benefits from a storage cupboard.

### **EXTERNALLY**

Private rear garden section.

### **LOCATION**

Shaftesbury Avenue is situated within close proximity to Shaftesbury Circle with a number of local shops and amenities. Transport links include to West Harrow Underground Station 0.6 miles away, Rayners Lane Underground Station 0.8 miles away and North Harrow Underground Station 0.9 miles away. There are a number of schools within the vicinity which include Whitmore High School 0.3 miles away, Grange Primary School 0.5 miles away, Vaughan Primary School 0.8 miles away and Regent College 0.9 miles away.

### **ADDITIONAL INFORMATION**

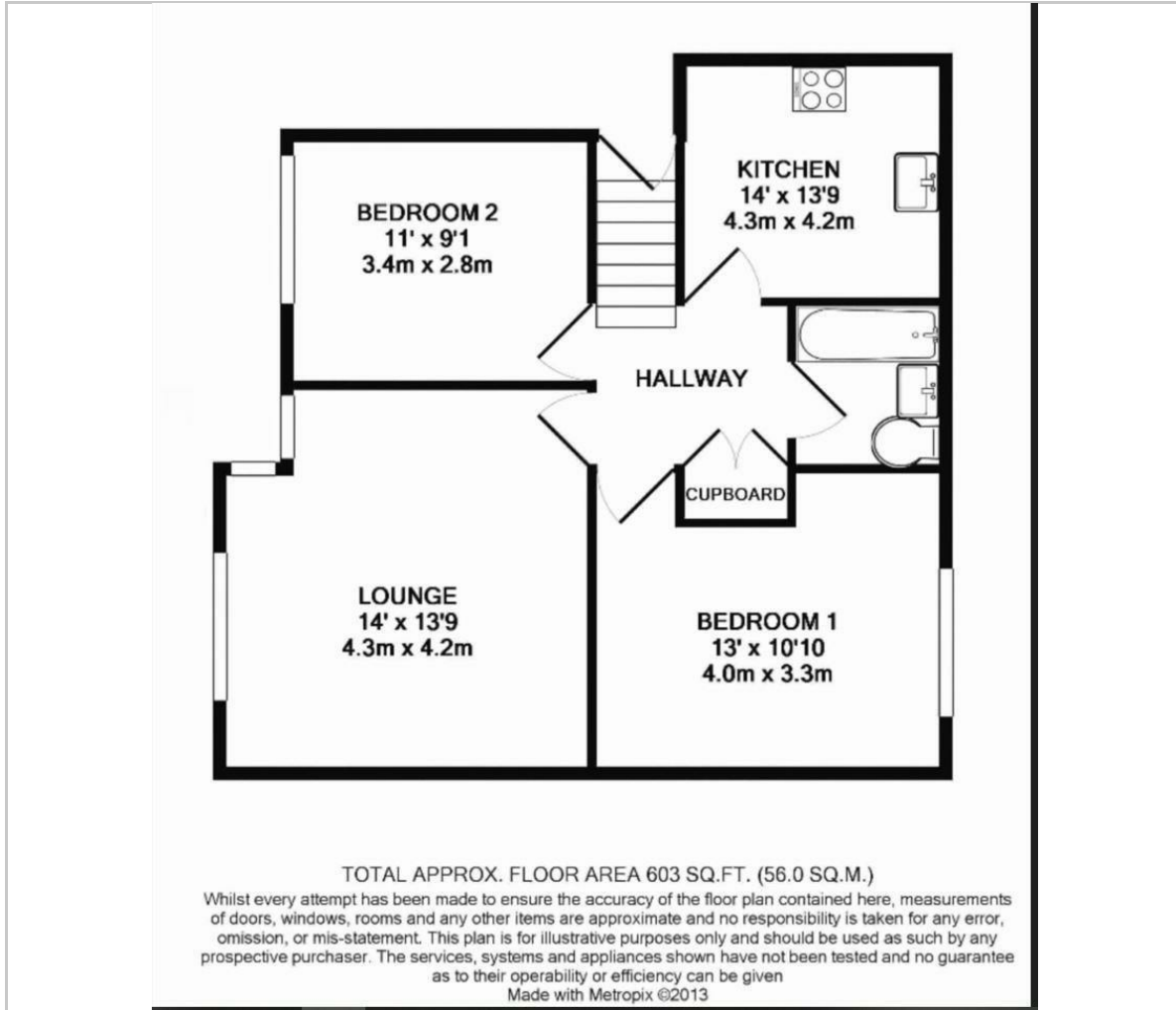
Council Tax Band C £2,032.28

Leasehold 119 years Remaining

(All above as advised)



## Floor Plan



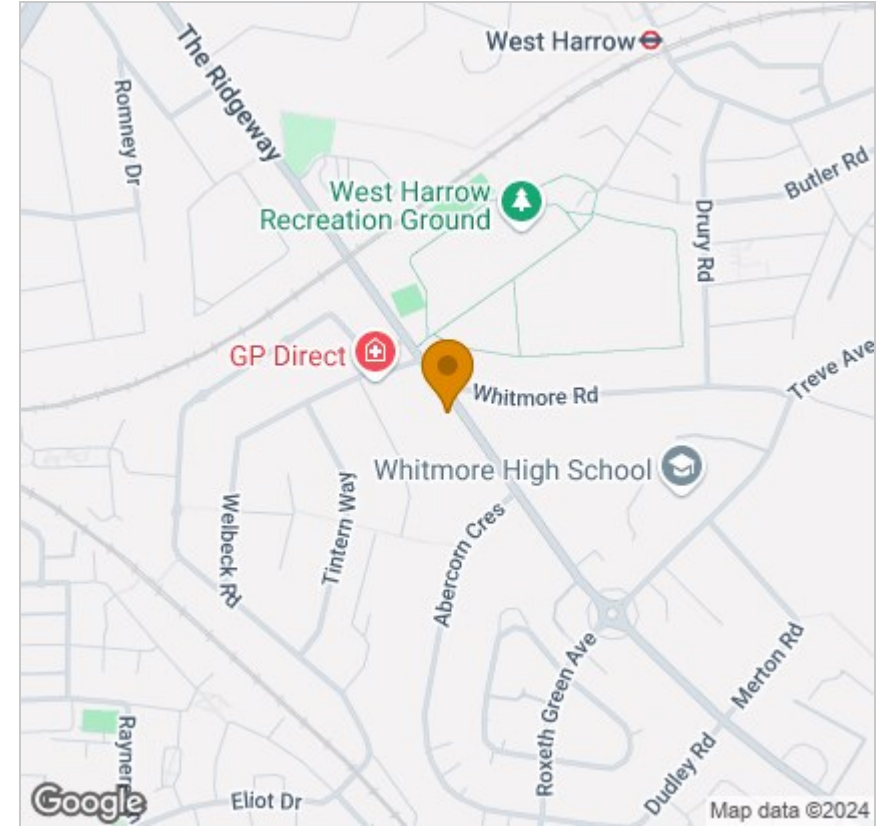
## Viewing

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.

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.

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## Area Map



## Energy Efficiency Graph

