



Shaftesbury Avenue | South Harrow | HA2 0PW

This immaculate ground floor maisonette boasts two double bedrooms has a large, private rear garden and is advertised with no upper chain. With a 936 year lease the maisonette is set within a five minute walk of Whitmore School and internal viewing comes highly recommended.

Asking Price Of £350,000

- Ground Floor Maisonette
- Two Bedrooms
- Reception Room
- Fitted Kitchen
- Bathroom
- Front and Rear Gardens *
- Double Glazing/ Gas Central Heating
- No Upper Chain
- Lease 936 years



INTERNALLY The front door of this property leads into a hallway with door to a bright reception room with a front aspect bay window. Bedroom two with dual aspect front and side aspect windows and a built in cupboard, bedroom one which has a large rear aspect window overlooking the garden. A good size fitted kitchen with plenty of matching wall and base units, a built under oven with gas hob and extractor over, rear aspect window and part glazed door opening into the back garden. A fully tiled bathroom with panel enclosed bath, pedestal basin, wc and rear aspect window. In the hallway there are two built in storage cupboards. The property has gas central heating and double glazing.

EXTERNALLY Front and rear gardens. rear garden with lawn, mature shrubs and log cabin/shed. On road parking

* Subject to necessary permission the front garden can be converted to off street parking for at least two cars in line with other similar properties..

LOCATION Very conveniently situated just a 3 minute walk to the local shops and doctors surgery, Tesco Extra, fish and chip shop, Mcdonalds, chemist etc at Shaftesbury Circle, 0.5 of a mile to Waitrose supermarket, 0.6 of a mile to South Harrow Piccadilly line Station and South Harrows many shops and restaurant. Local Schools include Whitmore High School 0.2 of a mile away and Grange Primary school 0.7 of a mile away.

Lease - 936 years Ground Rent £60.00 per annum Council Tax Band C £1,815.20 per annum

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Approximate Gross Internal Area = 56.8 sq m / 611 sq ft

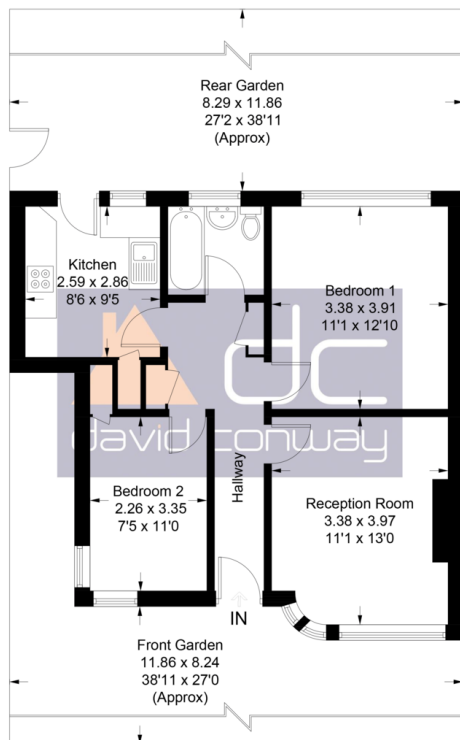


Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2022 (ID868962)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC