



ESTATE & LETTINGS AGENTS

Shaftesbury Avenue, Harrow, HA2



FOR SALE £350,000 Offers Over Leasehold

Major Estates are pleased to offer for sale this refurbished 2 bedroom ground floor maisonette with its own private front and rear gardens.

Comprising of hallway with storage cupboards, front aspect living room, fitted kitchen, master bedroom with fitted wardrobes, good sized bedroom two and modern bathroom. Outside you have your own private patio area with access to the garden area.

The flat is situated in a very convenient location close to South Harrow's Piccadilly Line Tube Station and busy High Street with its selection of restaurants and supermarkets. For those with children Grange Primary is close by along with the 'Outstanding' rated Whitmore High School.

- Ground Floor
- 2 Bedrooms
- Long Lease- 932 Years
- No Service Charge
- Modern Bathroom
- Garden

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Entrance:

Glazed door into the hallway.

Hallway:

Tiled flooring, radiator, 2 x storage cupboards.

Living Room:

3.84m x 3.75m (12' 7) x (12' 4)

Double glazed bay window to front aspect, laminated wood flooring, radiator, TV point, telephone point and power points.



Kitchen:

2.80m x 2.49m (9' 2 x 8' 2)

Double glazed window to side aspect, double glazed door to patio area, units to eye and base level, work top surfaces, stainless steel sink unit with mixer tap, gas hob with oven below and extractor fan above, tiled flooring and plumbing for washing machine.



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Bedroom 1:

4.25m x 3.24m (13' 11 x 10' 8)

Double glazed window to rear aspect, laminated wood flooring, radiator, fitted wardrobes and power points.



Bedroom 2:

3.22m x 2.88m (10' 7 x 9' 5)

Double glazed window to side aspect, radiator, laminated wood flooring and power points.



Bathroom:

Double glazed window to rear aspect, tiled flooring and walls, panel enclosed bath tub with mixer tap and shower attachment, hand wash basin with mixer tap and low level WC.



Patio:

Paved.



Garden:

Mainly laid to lawn, garden shed.



Tenure:

Leasehold, 932 Years remaining

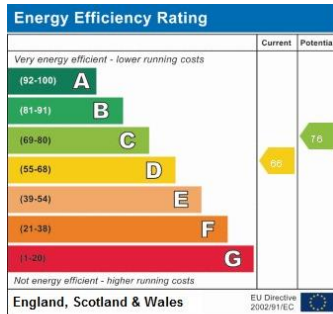
Service Charge:

£0.00

Ground Rent:

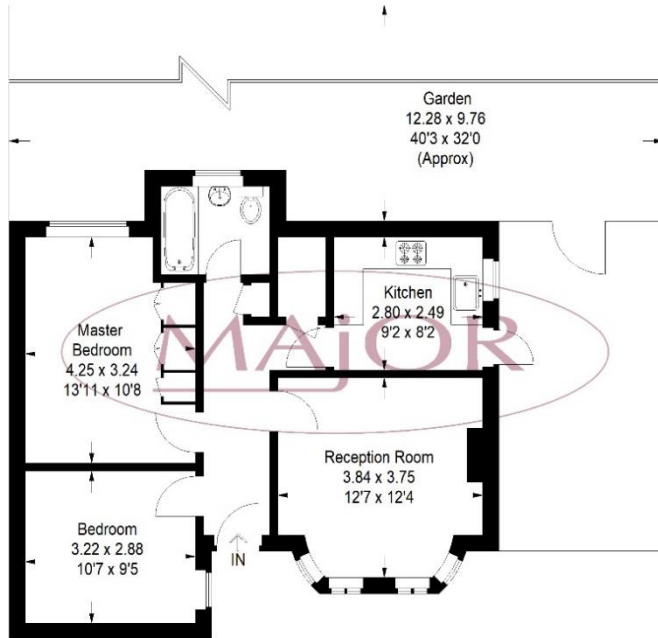
£50.00

EPC:



Address:
Shaftsbury Avenue, HA2

Floor Plan



Ground Floor

Approximate Gross Internal Area
58 sq m / 621 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 883520)

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Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status. Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it. Life assurance may be required. Written quotations available.



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