



## Shaftesbury Avenue | South Harrow | Harrow | HA2 0AW

David Conway & Co., are proud to be sole selling agents on this 2 bedroom well presented purpose built first floor maisonette. Suitable for buy to let investors or first time buyers, this property has the benefit of large section of rear garden. Early viewing is recommended to avoid disappointment.

£329,950

Leasehold



- 2 BEDROOM FIRST FLOOR PURPOSE BUILT MAISONETTE
- 2 DOUBLE BEDROOMS
- 14'0 X 13'10 RECEPTION
- 9'2 X 8'6 MODERN FITTED KITCHEN
- MODERN BATHROOM
- DOUBLE GLAZED & GAS CENTRAL HEATING
- OWN GARDEN TO REAR
- 87 YEARS LEASE (UNEXPIRED) AS ADVISED
- SUIT BUY TO LET INVESTOR OR FIRST TIME BUYER
- POPULAR LOCATION

## Property Description

UPVC DOUBLE GLAZED ENTRANCE DOOR TO:-

STAIRS

HALLWAY

Coved ceiling, built in storage cupboard, access to loft, radiator, doors to:-

LOUNGE

14' 0" x 13' 10" (4.27m x 4.22m) Upvc double glazed window, picture rails, inset coal effect gas fire with tiled inserts, radiator.

KITCHEN

9' 2" x 8' 6" (2.79m x 2.59m) Range of wall units with matching base units, laminated worktops over, inset stainless single bowl double drainer sink unit with mixer taps, plumbed for washing machine, built under oven, fitted gas hob with extractor over. Space for fridge freezer, wall mounted combination boiler, fully tiled walls, upvc double glazed window.

BEDROOM ONE

12' 10" x 8' 11" to wardrobes (3.91m x 2.72m) Range of fitted wardrobes with cupboards over, upvc double glazed window, coved ceiling, radiator.

BEDROOM TWO

10' 11" x 8' 9" (3.33m x 2.67m) Upvc double glazed window, coved ceiling, radiator.

BATHROOM

Modern white suite comprising acrylic panelled bath with shower unit over and filler taps, vanity wash hand basin with cupboard under, low level w.c., fully tiled walls, tiled floor, upvc double glazed window, heated towel rail.

REAR GARDEN

Approx. 30' lawn with flower and shrub borders, timber shed.

## LEASE

87 YEARS (UNEXPIRED) AS ADVISED

## GROUND RENT

£100 PER ANNUM (AS ADVISED)

## Council Tax Band

C

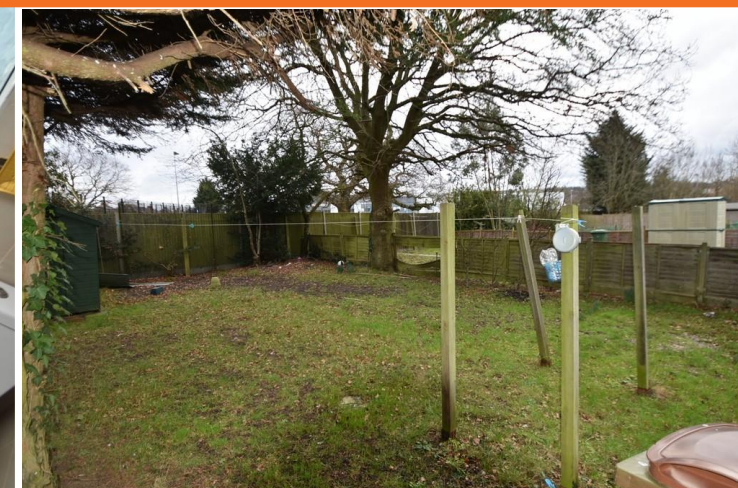
## Viewing Arrangements

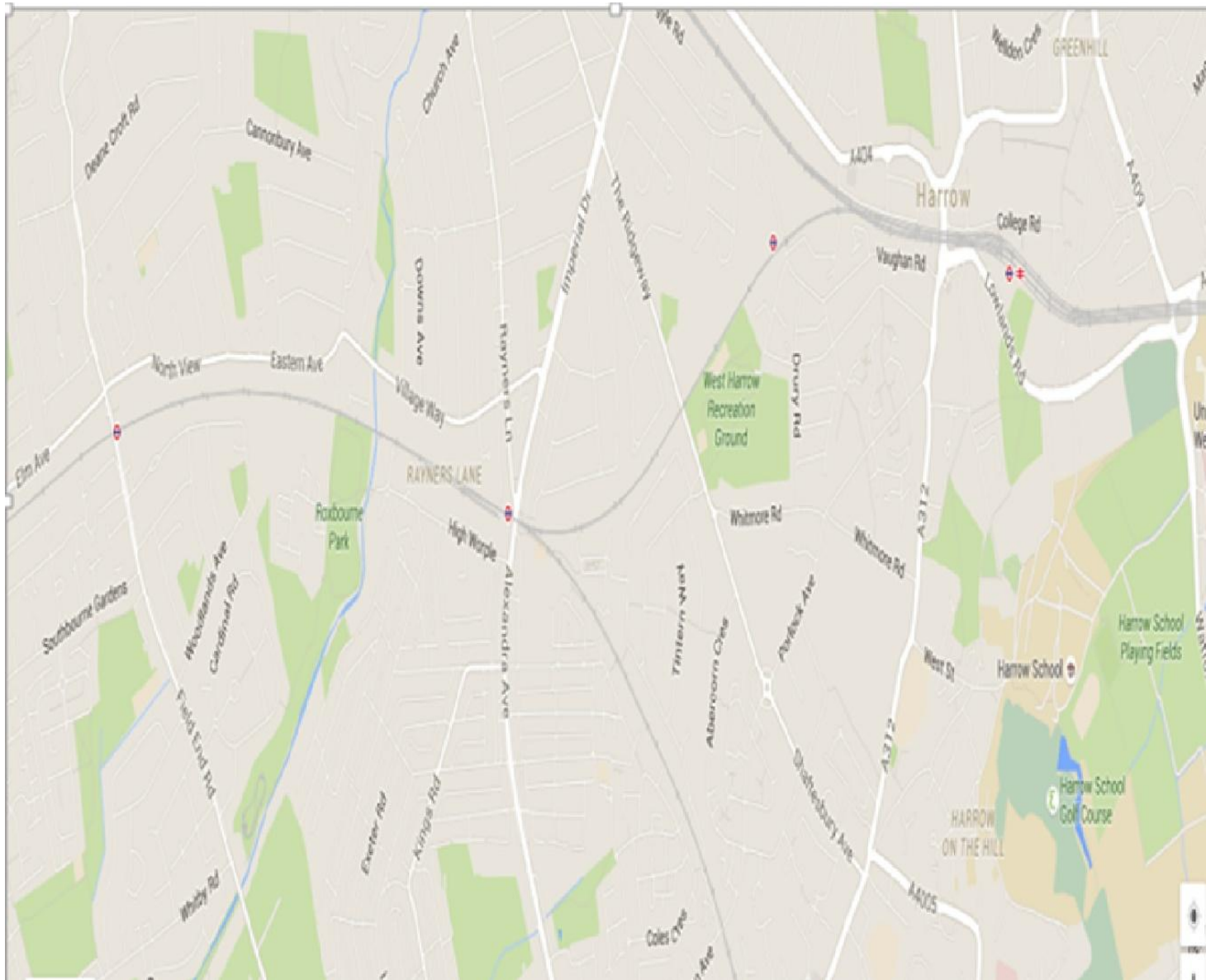
Strictly by appointment

## MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.





AWAITING EPC