




Andrew Pearce
PINNER

SHAFTESBURY AVENUE, HARROW, HA2 0AN £335,000



A well presented, two bedroom first floor garden maisonette with fresh modern interiors, occupying a very convenient position within easy reach of shopping and transport facilities.

The property offers a well proportioned layout, with spacious living areas and generous bedroom sizes and the accommodation comprises:

Private external staircase to the first floor, entrance lobby, with further stairs to the hallway, leading through to a good size front aspect living room. Further off the hallway to the rear is the kitchen, which is extensively fitted with a range of contemporary wall and base units, ample counter tops and an integrated oven and hob.

The principal double bedroom is to the rear and enjoys a range of fitted wardrobe units. The second bedroom to the front is also a generous double room. Completing the interior layout is a modern bathroom suite, neatly finished with tiled walls and flooring.

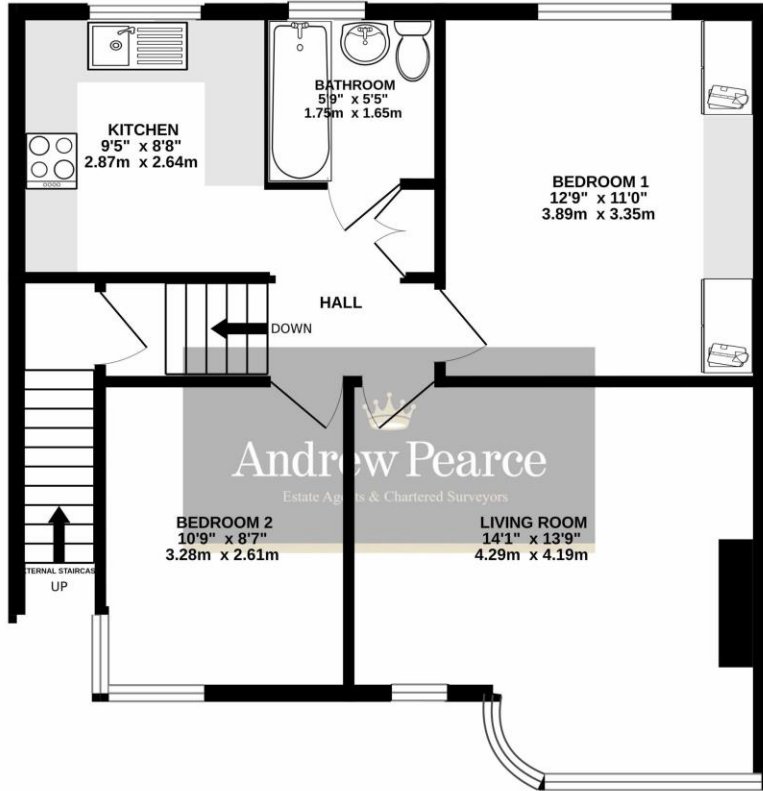
Other benefits include good quality double glazing and gas central heating with a Worcester Bosch combination boiler.

Outside, there is a private section of garden to the rear, laid to lawn with the benefit of a favourable south westerly aspect.



Tenure : Leasehold 168 years unexpired
No service charge or ground rent
Council tax band : C £1922 / £1441 (25% discount)
Building Insurance : 2023/ 24 £544.00
Gas & Electricity: Octopus £70 p/m

FIRST FLOOR



SHAFTESBURY AVENUE, HARROW, HA2 0AL
TOTAL FLOOR AREA : 581 sq.ft (54 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	66 D
39-54	E		
21-38	F		
1-20	G		



