



  
**Andrew Pearce**  
PINNER

SHAFTESBURY AVENUE, SOUTH HARROW, HA2 0AW £325,000



**A two bedroom ground floor maisonette with modern interiors, occupying a very convenient position within easy reach of shopping and transport facilities. Chain free sale.**

The property offers a well proportioned layout, with open plan kitchen / living space, and two bedrooms. The accommodation comprises:

Private entrance, leading through to a good size front aspect living room, open plan to the kitchen, which is fitted with a range of wall and base units, ample counter tops and an integrated oven and hob. The inner hallway leads through to two bedrooms and a modern shower room, finished with tiled walls and flooring.

Outside, there is a communal lawned garden to the rear. The block paved driveway to the front provides allocated parking for one car.

**Tenure: Share of freehold with a 999 year lease**

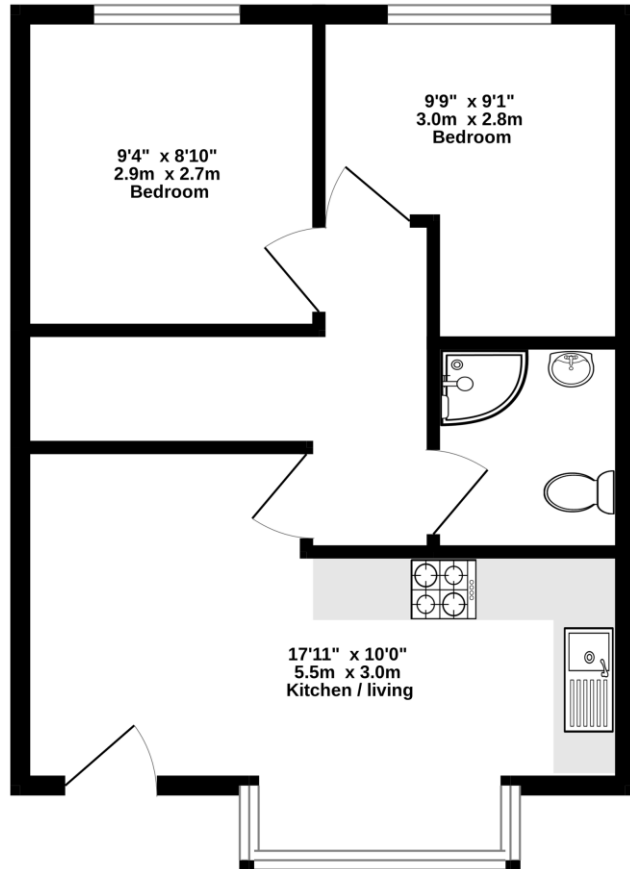
**Service Charge Nil**

**Ground rent Nil**



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 79 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 426 sq.ft. (39.6 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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