



**SHAFTESBURY AVENUE, HARROW, HA2**  
**£420,000 LEASEHOLD**

**CALLING ALL BUYERS!**

**Tenure: Leasehold**  
**Term: 125 years (Approx)**  
**Service Charge: £0 per annum**  
**Ground Rent: £0 Annually**  
**Council Tax Band: C**

**Harrow | 020 8861 3933 | harrow@winkworth.co.uk**



### DESCRIPTION:

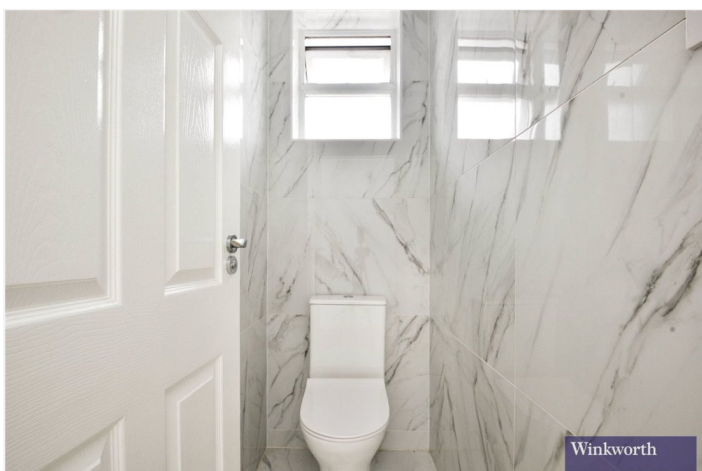
Winkworth Harrow are proud to present to the Sales Market, this gem of a family home.

This charming three bedroom duplex boasts bright, light-filled interiors and neutral hues, displaying a sense of modernity and serenity. On the first floor, there is a sleek kitchen, spacious living area, family bathroom and a large double bedroom.

The second floor leads you to the remaining two bedrooms, each with access to the fully fitted shower room.

This rare home boasts a long lease, no service charges or Ground rent, and is offered to the sales market with no upper chain.

Additionally, residents can enjoy the convenience of off-street parking, perfect for those with multiple vehicles. The property is well-maintained and benefits from plenty of natural light throughout, creating a bright and airy atmosphere. Situated in a convenient location close to local amenities, schools, and transport links, this property offers a comfortable and practical living space for its new owners.

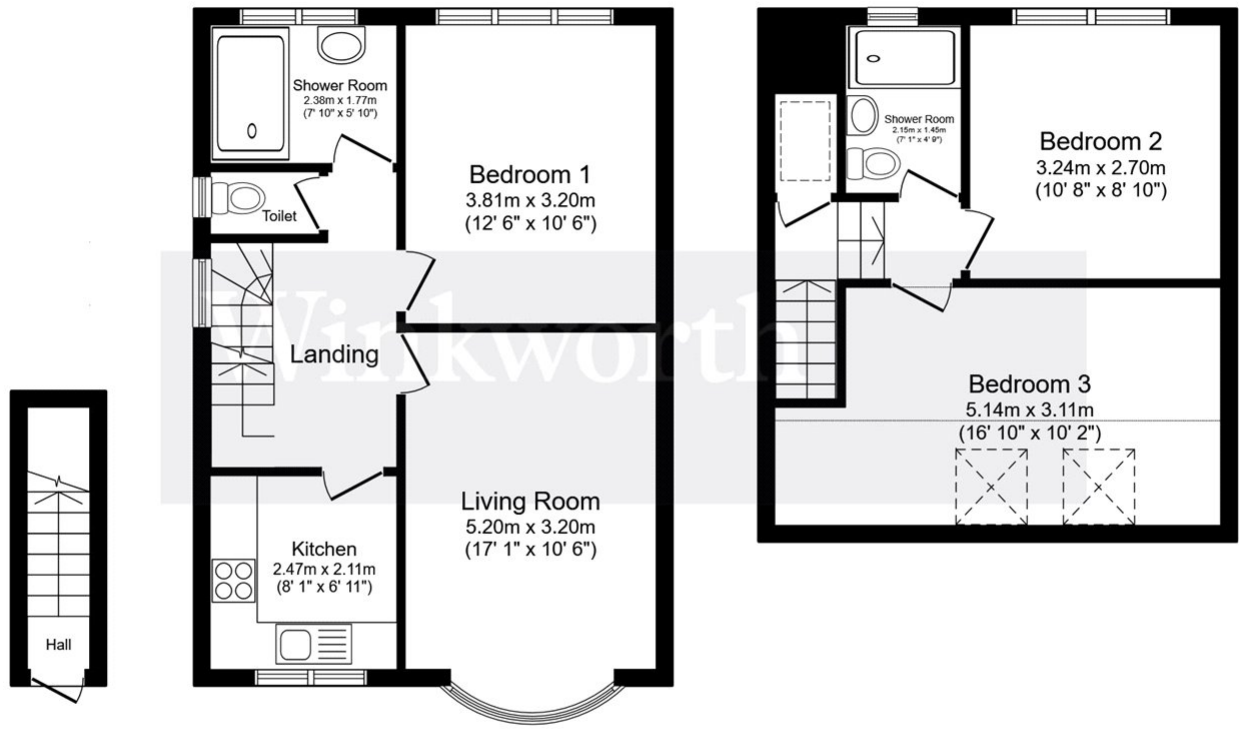




Winkworth



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Total floor area 86.4 m<sup>2</sup> (930 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92)  | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 79        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 39                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |