

## ***SHAFTSBURY AVENUE, SOUTH HARROW***



***Three Bedroom Semi Detached House***

***Guide Price £600,000***

## *Description*

Guide Price £600,000 to £625,000.

Robertson Phillips are pleased to be able to offer for sale this well presented **THREE BEDROOM SEMI DETACHED HOUSE** with off street parking located on the lower slopes of Harrow on the Hill and within easy reach of South Harrow & Harrow-on-the-Hill Stations along with numerous bus routes and several highly rated schools. Features include entrance porch, two W.C's to the first floor and a workshop to the rear. An internal inspection comes highly advised.







- *GUIDE PRICE £600,000 to £625,000*
- *Off street parking to the front*
- *Gas central heating and double glazed windows*
- *Viewing advised*
- *Well presented three bedroom semi detached house*
- *Two reception rooms and a downstairs guests cloakroom*
- *Close to facilities including stations and well regarded schools*

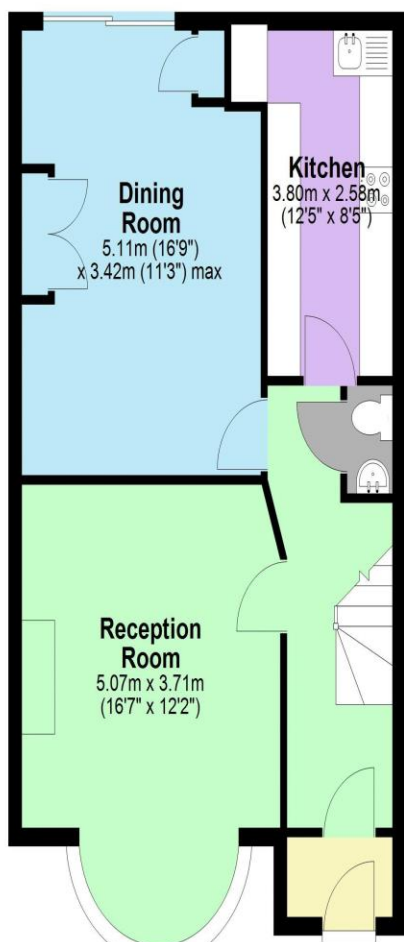


#### Additional Information

TENURE: FREEHOLD

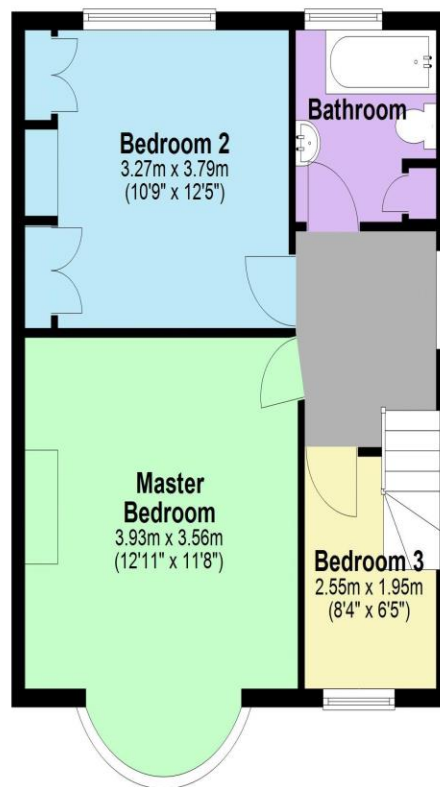
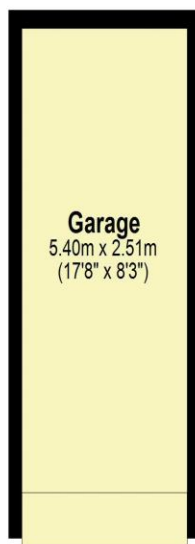
LOCAL AUTHORITY: LONDON BOROUGH OF HARROW

ENERGY EFFICIENCY RATING: C



**Ground Floor**

Approx. 65.3 sq. metres (702.4 sq. feet)



**First Floor**

Approx. 44.0 sq. metres (473.7 sq. feet)

Total area: approx. 109.3 sq. metres (1176.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We have not sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.