



**Shaftesbury Avenue, South Harrow**

**£137,500 Leasehold**

**A rarely available ground floor flat featuring two separate private outdoor spaces. Ideally situated within a short walk of South Harrow Piccadilly Line Station and the excellent range of shops, restaurants, and amenities in South Harrow. The property benefits from a long lease with approximately 113 years remaining, gas central heating, double-glazed windows, a modern fitted kitchen, and a contemporary white bathroom suite, making it an ideal first-time purchase or investment opportunity.**

**EPC Rating: C**  
**Council Tax Band: C**

- Ground Floor Flat • Two Outside Spaces • Long Lease • One Bedroom • Great Location • Gas Central Heating



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### **FURTHER DETAILS**

The accommodation comprises an entrance hall, an open-plan lounge and kitchen, a double bedroom, and a modern bathroom. Externally, the property benefits from a private rear courtyard garden and a paved terrace to the front, providing two separate outdoor spaces ideal for relaxing or entertaining.

### **LEASE/SERVICE CHARGE**

The lease is 150 years from 2009 leaving approximately 113 years remaining. The annual ground rent is £200 and the service charge is £1860 per annum.

### **LOCATION**

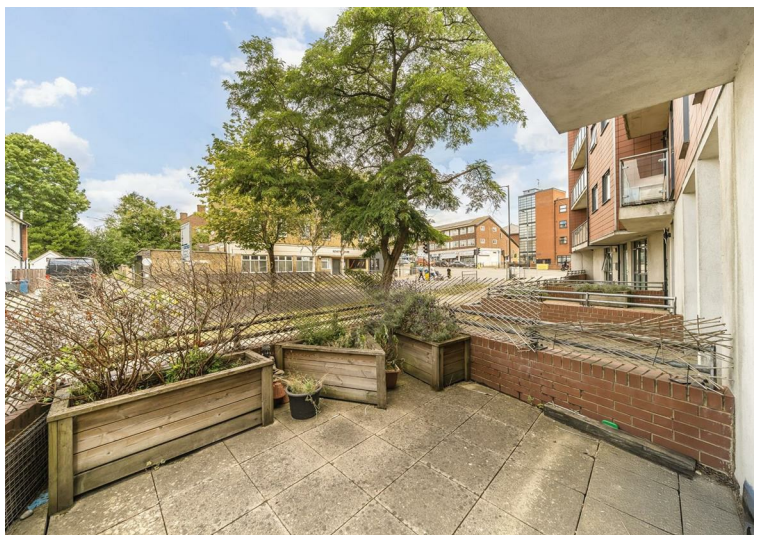
Osbury Court is ideally located on Shaftesbury Avenue, just a short walk from South Harrow Piccadilly Line Station, providing fast and convenient access to Central London and Heathrow Airport. South Harrow's bustling shopping centre offers a wide selection of supermarkets, independent shops, cafés, restaurants, and everyday amenities, all within easy reach. Excellent local bus services and convenient road links via the A40, A312 and M25 make this an ideal location for commuters. The area also benefits from nearby parks, leisure facilities, and a selection of well-regarded schools, making it popular with first-time buyers, professionals, and investors alike.

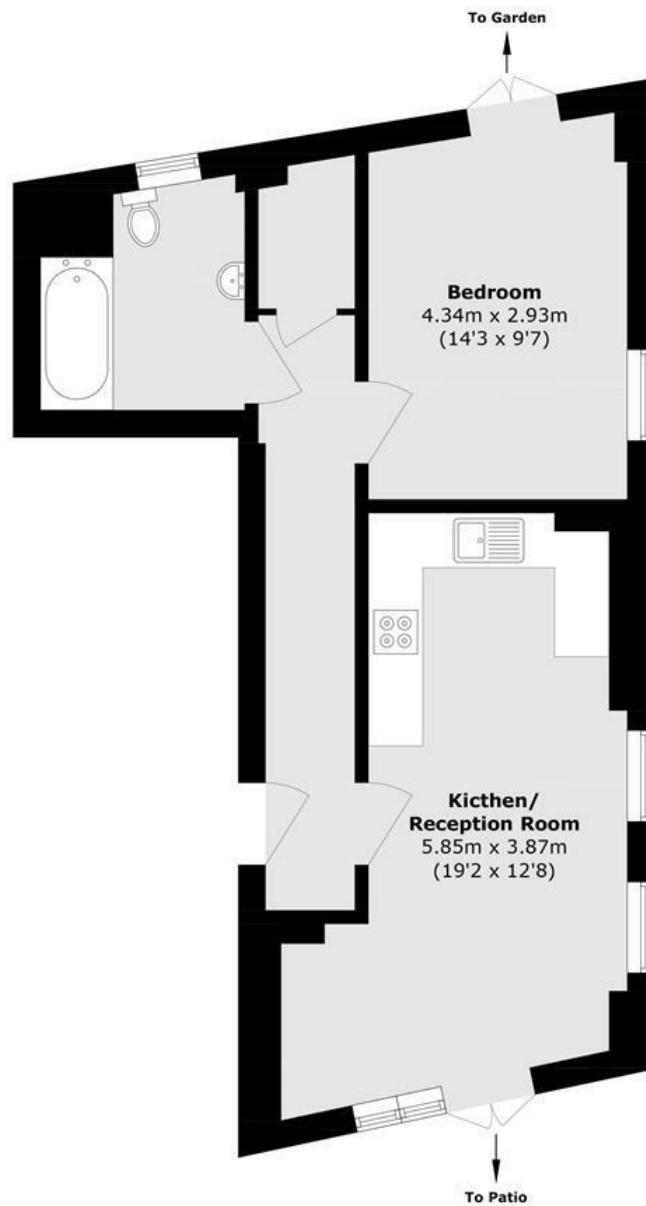
### **CONTACT RAWLINSON GOLD**

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office on 020 8861 2020 or by email at [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk)

### **FREE MARKET APPRAISAL**

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.





### Ground Floor

Total area (approx.): 47.0 sq. m (505.9 sq. ft)