

LOT 15



**3b Shaftesbury Parade,
Shaftesbury Avenue,
South Harrow,
Middlesex
HA2 0AJ**

Guide Price: £140,000

SPACIOUS REFURBISHED TWO BEDROOM FLAT IDEAL FOR INVESTMENT

This purpose-built two bedroom top floor flat is situated in a popular location within easy reach of South Harrow and Harrow Town Centres. The flat has recently been refurbished throughout and includes newly fitted kitchen with appliances, gas-fired central heating and double glazing. The property offers an ideal investment opportunity and is being sold with the benefit of a 999 year lease and vacant possession.

ACCOMMODATION

Entrance hall, open plan kitchen/lounge 19'2 x 10', bedroom one 13'8 x 9'7, bedroom two 8'5 x 7'3, bathroom

TENURE

Leasehold – new 999 year lease
Ground Rent: peppercorn

LOCAL AUTHORITY & TAX RATING

London Borough of Harrow 020 8863 5611
Council Tax Band: B

VENDORS SOLICITORS

Mr Tom Edwards
Winckworth Sherwood
Minerva House
5 Montague Close
London SE1 9BB
020 7593 0232

VIEWING TIMES

By appointment through the Auctioneers