



2 bed flat to buy in HA2

Shaftesbury Circle, South Harrow, Harrow,
Middlesex, HA2 0AT

£230,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ LARGE FIRST FLOOR FLAT
- ✓ SEPARATE KITCHEN & LIVING
- ✓ TWO BEDROOMS
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Spacious 2-Bedroom First-Floor Flat with Separate Kitchen & Family Bathroom

This generously sized two-bedroom first-floor flat offers a practical layout with a separate kitchen and living room, making it an excellent choice for a couple or small family seeking comfort and convenience. The property features a well-maintained family bathroom, providing a functional space for everyday living.

On entering, the sense of space is immediately apparent. The separate kitchen offers a practical cooking area, while the bright and welcoming living room is perfect for relaxing or entertaining guests.

Additional benefits include central heating for year-round comfort.

Ideally situated above Tesco in the heart of a vibrant community, the property is within easy reach of local shops, cafés, and everyday amenities. South Harrow, West Harrow, and Harrow-on-the-Hill Stations are only a short walk away, offering excellent transport links into Central London and beyond.

With its combination of space, practicality, and a superb location, this property presents a fantastic opportunity for those seeking a well-connected home in a lively neighbourhood.

Arrange your viewing today to see all that this versatile flat has to offer.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 108

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £1,200.00

Price: Starting Bid £230,000

Property Type: Flat

Parking: On Street

Year built: 1950

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

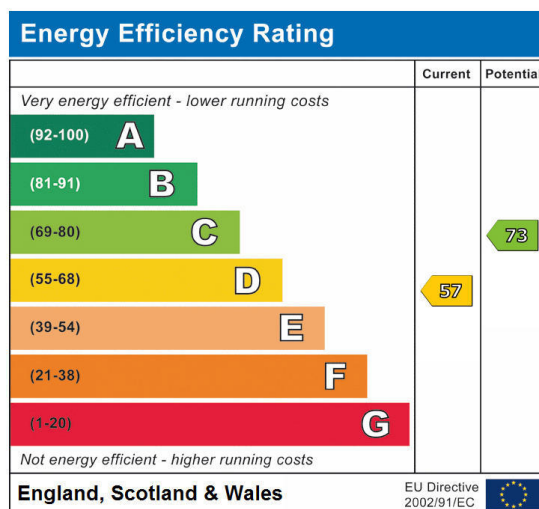
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Shaftesbury Circle, South Harrow, Harrow, Middlesex, HA2 0AT

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

