



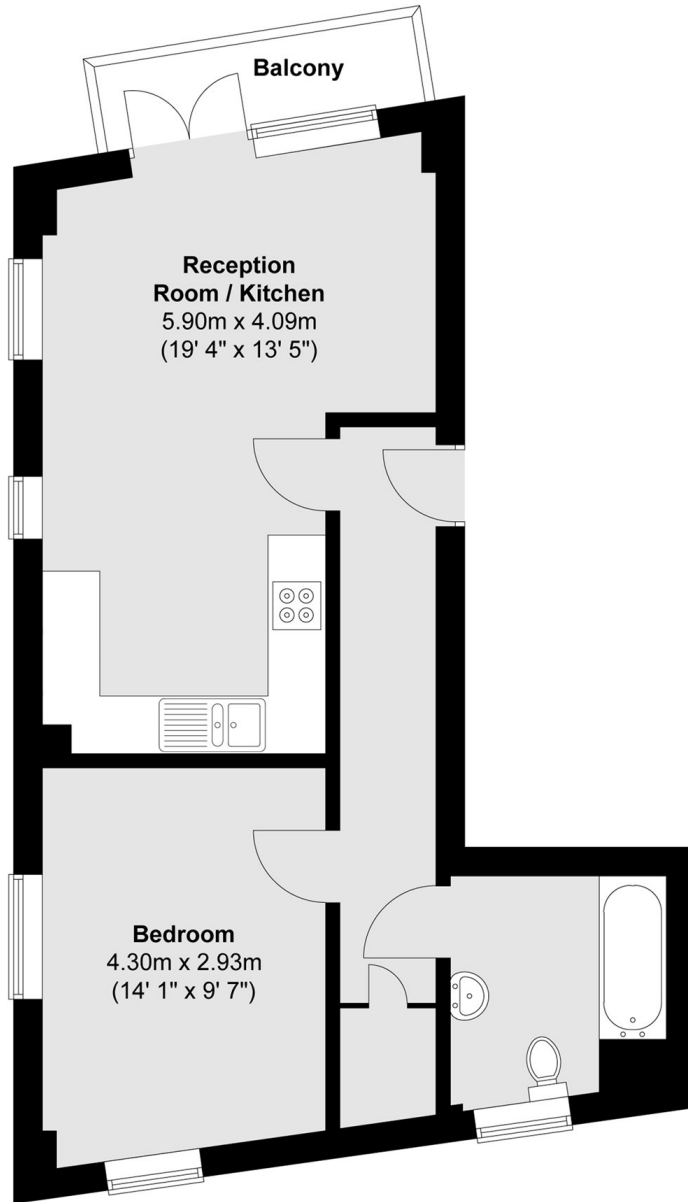
## Shaftesbury Avenue, HA2

**£235,000**

Located within a small block of six flats, this apartment is ideal for first-time buyers or investors, offering plenty of natural light with an open plan living and kitchen area, double bedroom, family bathroom and a large balcony.

Ideally located close to local shops and excellent transport links. A short walk off Northolt Road, the property has easy access to South Harrow Tube Station on the Piccadilly Line and a multitude of excellent bus routes. The property is a short walk to various primary and secondary schools, local shops and amenities.

- Balcony • One Bedroom Apartment • Fitted Wardrobes •
- Bright Reception Room • Large Kitchen • Excellent Transport Links •



Total area (approx.) : 47.9 sq. m (515 sq. ft)  
Total balcony area (approx.) : 3 sq. m (32 sq. ft)

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Energy Rating: We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.