



3

Bedrooms



1

Bathroom

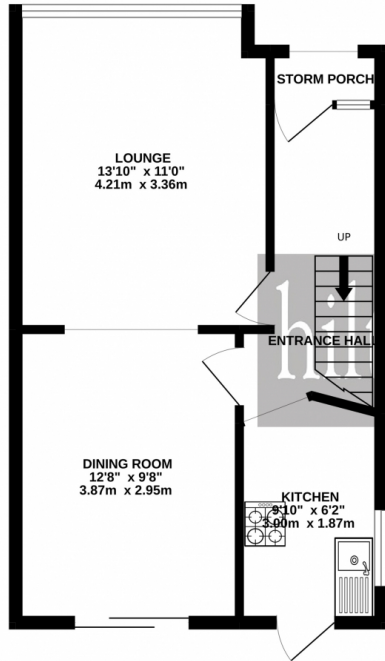




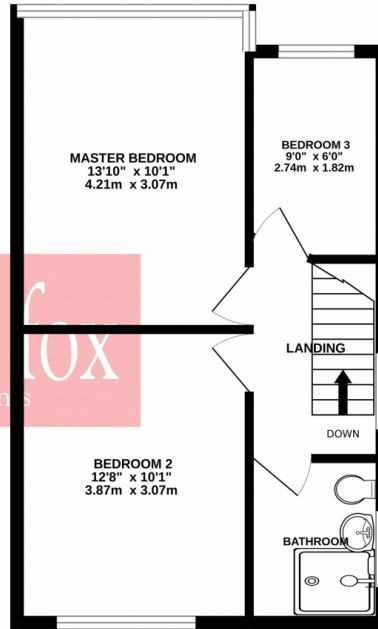
Hilton & fox are pleased to present to the market this 3 bedroom semi detached house, located close to Shaftesbury circle. Internally the property has a spacious through lounge, fitted kitchen with access to an approx 60ft rear garden. The first floor comprises of 3 bedrooms along with a family bathroom. Off street parking is available for 2 cars as well as a garage via a shared driveway. Schools, shops, restaurants are all conveniently located as are transport links. The property is currently let on an AST making this a ready buy to let property for an investor, vacant possession can also be obtained should someone be looking to move in. Call to arrange a viewing!

Hilton & fox are pleased to present to the market this 3 bedroom semi detached house, located close to Shaftesbury circle. Internally the property has a spacious through lounge, fitted kitchen with access to an approx 60ft rear garden. The first floor comprises of 3 bedrooms along with a family bathroom. Off street parking is available for 2 cars as well as a garage via a shared driveway. Schools, shops, restaurants are all conveniently located as are transport links. The property is currently let on an AST making this a ready buy to let property for an investor, vacant possession can also be obtained should someone be looking to move in. Call to arrange a viewing!

GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 819 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	







Buckingham  
Preparatory School

MTR

Pinner Ambulance  
Station

West Harrow  
Recreation Ground

RAYNERS LANE

Elm Grove

Oakington Ave

Rayners Lane

GP Direct

Whitmore Rd

Whitmore High School

Saravanaa Bhavan

McDonald's

Tesco Express

Beacon Centre Harrow

Rayners Lane F.C

Eliot Dr

SOUTH HARROW

Alexandra Avenue  
Health & Social Care...

Masjid Imam Muqbil

South Harrow  
Police Station