



SHAFTESBURY AVENUE, KENTON, HARROW, HA3
OFFERS IN EXCESS OF £875,000 FREEHOLD

DETACHED READY TO MOVE INTO FAMILY HOME

- COUNCIL TAX BAND F - BRENT

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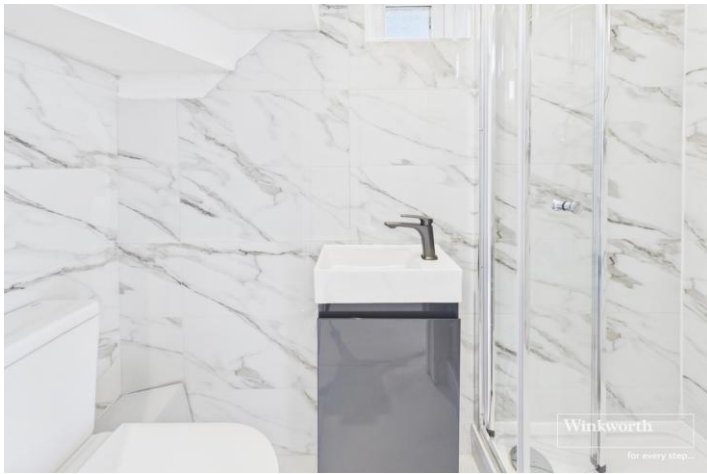
See things differently



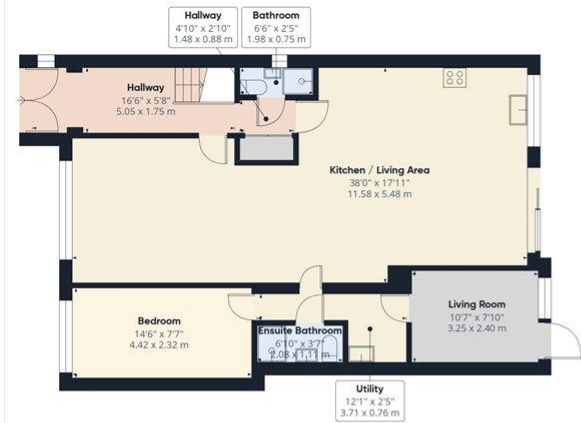
Nestled on the prestigious and highly sought-after tree-lined Shaftesbury Avenue, this exceptional four-bedroom semi-detached residence represents the pinnacle of suburban family living in HA3. Already extended, with further scope to extend (STPP), the property provides a fantastic opportunity for growing families. An expansive driveway provides ample off-street parking for multiple vehicles, whilst the property has also benefited from significant upgrades including new plumbing, electrics, and Megaflow system, as well as a new roof, offering buyers peace of mind and a true turn-key home. The interior is defined by an abundance of natural light and spacious living area. Serving as the heart of the home, the open plan modern kitchen features a sleek central island and flows seamlessly into a vast reception and dining area. French doors open directly onto the well-maintained rear garden, creating the perfect setting for both entertaining and dining. The ground floor further benefits from a versatile annexe complete with an en suite shower room, utility area and separate lounge, ideal for multigenerational living or guest accommodation. Upstairs, the bedrooms are generously proportioned and complemented by a contemporary bathroom. Beyond the property itself, Shaftesbury Avenue is positioned adjacent to the green open spaces of Woodcock Park, providing immediate access to tennis courts, children's play areas, and scenic walking routes. The area is particularly popular with families thanks to its welcoming community atmosphere and proximity to highly regarded local primary and secondary schools, including being within the Mount Stewart School catchment area. The property is conveniently situated approximately 0.6 miles from Preston Road Underground Station, providing direct access to the Metropolitan Line and excellent connectivity into Central London. This is a rare opportunity to acquire a substantial family home on one of the area's most acclaimed residential streets.



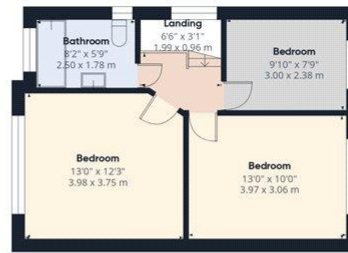
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area^m
1632 ft²
151.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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