



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Tallack Close

Harrow HA3 7DN

- Two double bedroom
- First Floor Maisonette
- Share of Freehold
- Garage

Asking Price Of £350,000

EPC Rating '70'





Property Description

A TWO DOUBLE BEDROOM first floor Maisonette with its own front door located on a small residential close just off of the highly sought after College Hill Road. The property is less than 10 minutes walking distance to the High Road so there is easy access to the local amenities, including Waitrose, Lidl and Harrow Weald Bus Garage. The apartment is also conveniently placed for access to schools.

The maisonette comprises two good sized double bedrooms with space for wardrobes, a large reception room with space for dining, a shower room with shower cubicle, W.C and basin, a modern black gloss kitchen fitted with double oven, a washer dryer, a dishwasher and a fridge freezer. The property further benefits from gas central heating, loft space for storage and a garage.

We have been advised the property is a share of freehold.

SCHOOLS Located within one mile of:

Weald Rise Primary School - Ofsted rated 'Good'
Salvatorian College - Ofsted rated 'Good'

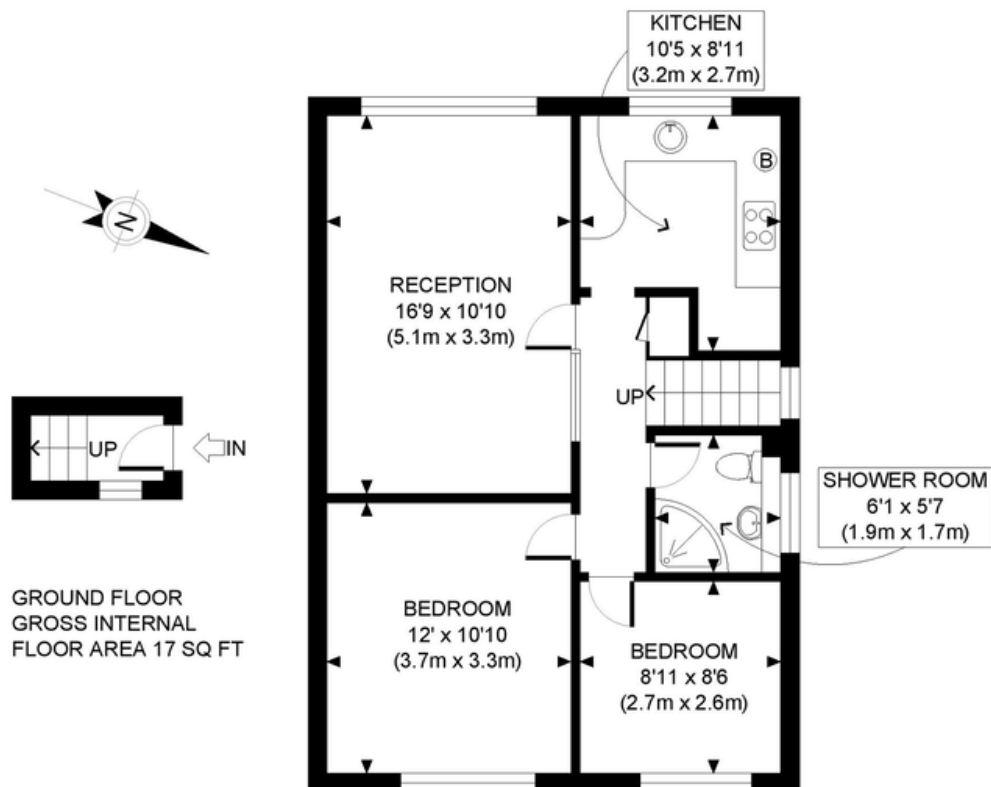


Sacred Heart Language College - Ofsted rated 'Outstanding'
 Whitefriars School - Ofsted rated 'Outstanding'

Within two miles of:

Avanti House - Private school
 Hujjat Primary school - Ofsted rated 'Good'
 Hatch End High School - Ofsted rated 'Good'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 17 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 588 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 605 SQ FT/ 56 SQM

PROPERTY PHOTO PLANS.COUK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements