



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

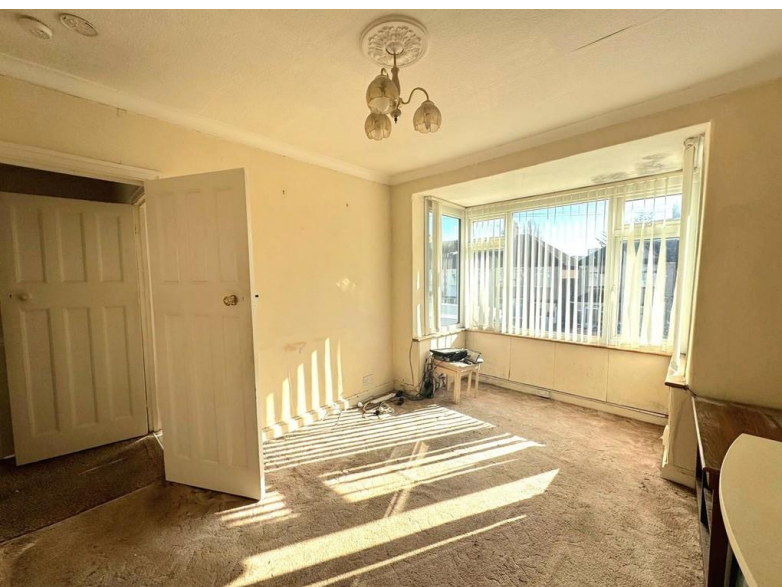
## Toorack Road

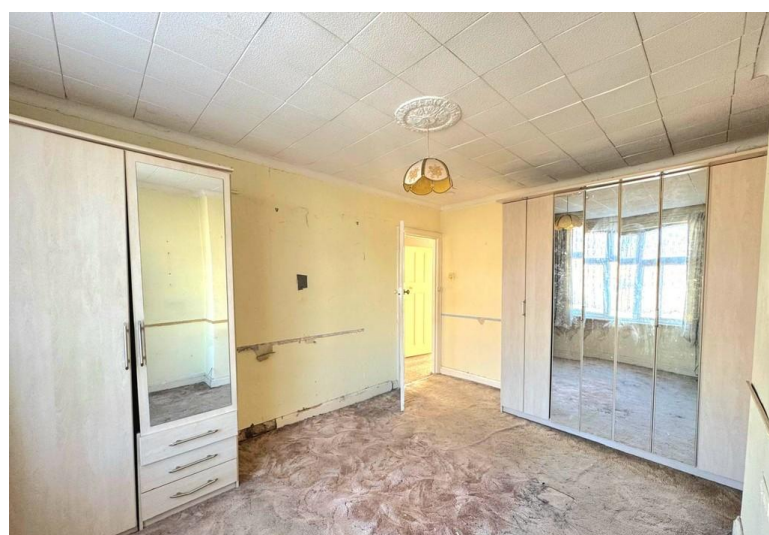
Harrow HA3 5HU

- One bedroom
- Garden
- Share of Freehold
- Potential for extension (STPP and joint freeholders permission)

Asking Price Of **£250,000**

EPC Rating '23'





## Property Description

A one bedroom first floor apartment with private section of rear garden located on a residential road less than 1 mile from Harrow and Wealdstone Station (Bakerloo line and Overground with fast trains to Euston from 13 minutes) and within easy reach of local amenities including Waitrose Supermarket. The property is chain free and benefits from SHARE OF FREEHOLD.

The property comprises; a south facing bay fronted reception room, a separate John Lewis fitted kitchen with appliances (including an under counter fridge, under counter freezer, dishwasher, electric hob and oven), a double bedroom with fitted wardrobes, a family bathroom (housing the boiler and washing machine) with bath and overhead shower attachment and a separate W.C.

The private section of rear garden is accessible via a gated side access, has been laid to patio and the owner has erected a large summer house with electricity via it's own fuse board.

The loft area is demised to the property, there is potential for conversion into the loft, a purchaser would be required to seek



planning permission and permission from the joint freeholder.

We have been advised that there are circa 984 years remaining on the lease.

## Local Transport

Headstone Lane Station - Overground line - trains to Euston/Watford Junction - 0.5m

Harrow and Wealdstone Station - Bakerloo Line & Overground line - trains to Euston/Watford Junction including fast trains - 0.7m

140 (N140) Bus routes - Hayes/Harrow Weald

182 Bus routes - Brent Cross/Harrow Weald

258 Bus routes - Watford/South Harrow

340 Bus routes - Edgware/Harrow

N18 Bus routes - Harrow Weald/Trafalgar Square

**MONEY LAUNDERING REGULATIONS** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

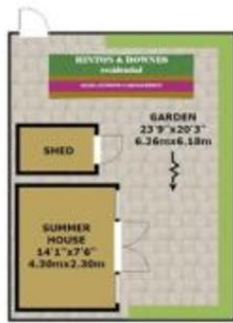
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Hinton Residential has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Hinton Residential has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

TOORACK ROAD  
HARROW HA3



FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 446.06 SQ F / 41.44 SQ M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERRORS, DIMENSIONS OR MIS-STATEMENTS. THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		