



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

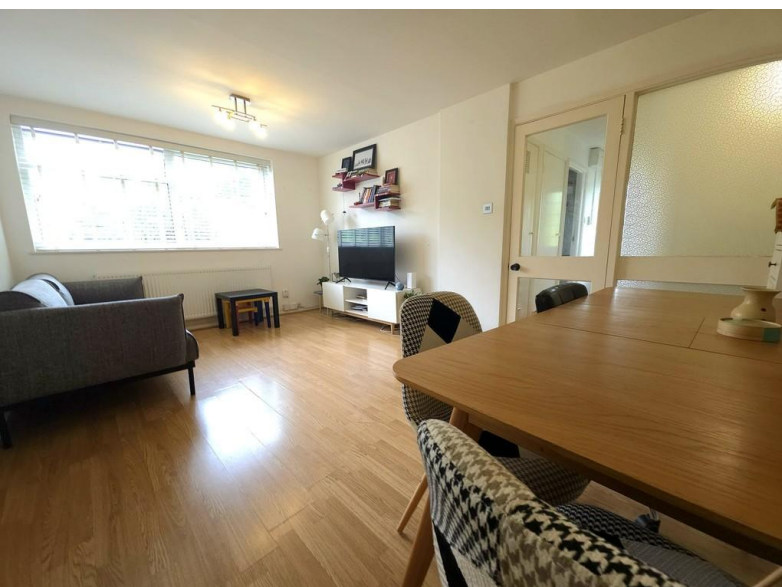
## Tallack Close

Harrow HA3 7DN

- Two double bedroom maisonette
- Ground floor
- Own front door
- Share of freehold

**Asking Price Of £365,000**

EPC Rating '72'







### Property Description

A well presented TWO DOUBLE BEDROOM ground 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 a large double bedroom with fitted wardrobes, a good sized second double bedroom, a large reception room with space for dining, a modern tiled shower room with shower cubicle, W.C and basin, a modern gloss kitchen fitted with a gas hob, oven, integral dishwasher and a washing machine and fridge/freezer. The property further benefits from gas central heating and a garage.

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





## Local School

Bentley Wood School - Ofsted Outstanding  
 Kingsley High School - Ofsted Outstanding  
 Helix Education Centre - Ofsted Good  
 Hujjat Primary School - Ofsted Good  
 Weald Rise Primary School - Ofsted Good  
 The Sacred Heart Language College  
 Salvatorian Roman Catholic College - Ofsted Good  
 Belmont School - Ofsted Good  
 Whitefriars School - Ofsted Good  
 Cedars Manor - Ofsted Good  
 St Johns CofE school - Ofsted Good  
 Hatch End High School - Ofsted Good  
 St Teresa's school - Ofsted Good

## Local Transport

### Trains:

Headstone Lane Station - Overground - 1.1 mile  
 Harrow and Wealdstone Station - Overground including fast trains to Euston from 13 minutes and Bakerloo Line  
 Stanmore Station – 1.0 mile  
 Stanmore Station – Jubilee line – 2.0miles  
 Harrow on the Hill Station – Metropolitan line and Nation  
 Rail service from Aylesbury to Marylebone – 2.2 miles

### Bus Routes:

182 - Harrow Weald to Brent Cross  
 258 - Watford Junction to South Harrow  
 340 - Harrow Town Centre to Edgware  
 H12 - Stanmore to South Harrow  
 H18 to Harrow Bus garage





1. 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.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	72 C	76 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		