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TOLCARNE DRIVE, PINNER, MIDDLESEX, HA5 2DR



PRICE....OFFERS IN EXCESS OF...£475,000....LEASEHOLD

This bright and well presented ground floor two double bedroom garden maisonette (734 sq.ft/68.1 sq.m) is situated in the popular location within the school catchment of Harlyn Primary School and within walking distance to Northwood Hills with it is array of shops, restaurants, coffee house and the Metropolitan Line Tube Station. The accommodation comprises of own private front door, entrance hall, 16'8ft lounge with double glazed French doors to garden, 11'1ft modern fitted kitchen, 12'9ft bedroom one with fitted wardrobes, 11'2ft bedroom with an en-suite WC. Outside there is a 17'1ft garage own drive with off street parking for two cars, private front garden and a 33ft private south west backing garden which is mainly laid to lawn, patio area and shrub borders. The property benefits from a long lease and low outgoings.

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COUNCIL TAX

London Borough of Hillingdon - Band D - £1,863.91

LEASE & SERVICE CHARGE

Lease - 121 years

Service Charge/Ground Rent - £450 per annum

LOCAL SCHOOLS

Harlyn Primary School - 0.04 miles

Pinner Wood School (Ofsted Outstanding) - 0.5 miles

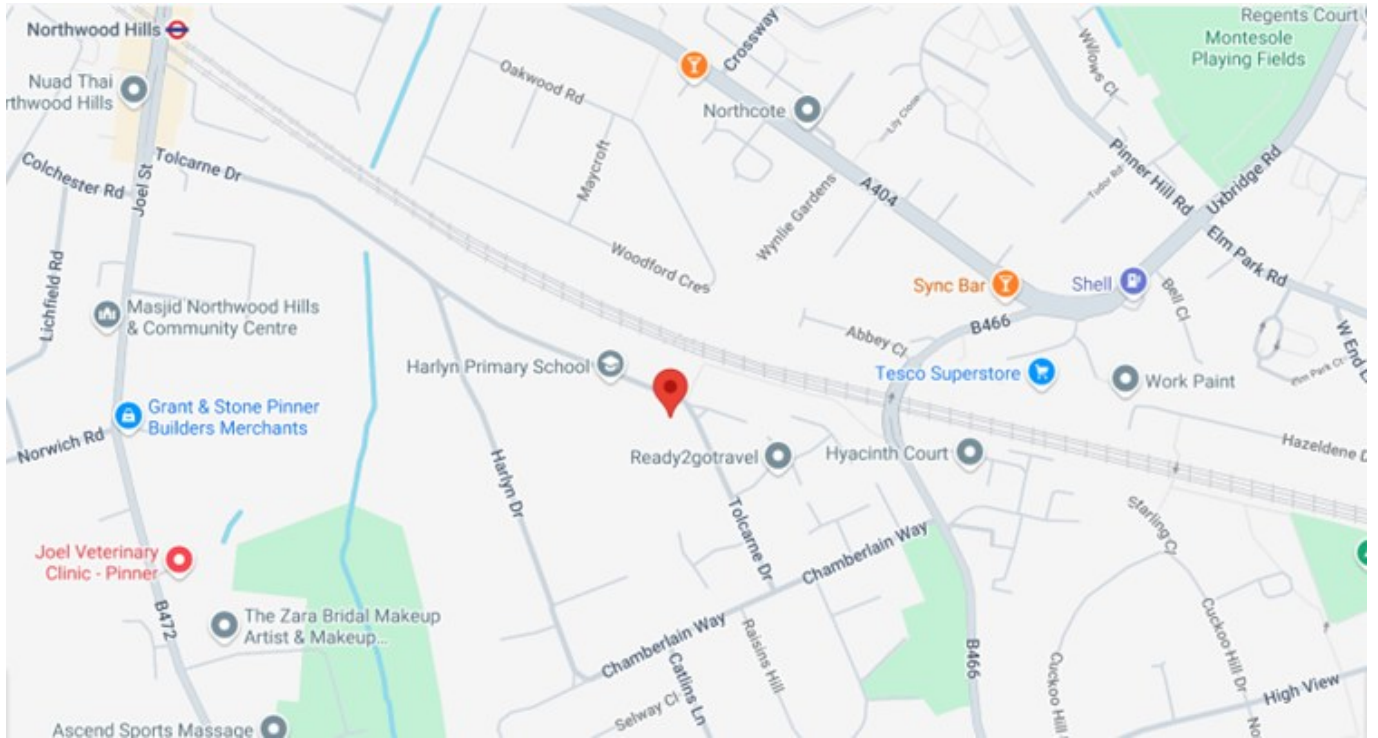
Northwood School (Ofsted Outstanding) - 0.4 miles

Haydon School - 0.52 miles

LOCAL TRANSPORT

Northwood Hills Station (Metropolitan Line) - 0.5 miles

Pinner Station (Metropolitan Line) - 1.1 miles



Energy Efficiency Rating

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

71

76

Tolcarne Drive

Approximate Gross Internal Area = 68.1 sq m / 734 sq ft

Garage = 13.2 sq m / 143 sq ft

Outbuildings = 3.2 sq m / 35 sq ft

Total = 84.5 sq m / 912 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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