



## A REFURBISHED TWO BEDROOM FIRST FLOOR MAISONETTE WITH A GARDEN

Tolcarne Drive, Pinner, HA5 2DQ

**ROBSONS**



## A REFURBISHED TWO BEDROOM FIRST FLOOR MAISONETTE WITH A GARDEN

Tolcarne Drive, Pinner, HA5 2DQ

**NO ONWARD CHAIN • REFURBISHED  
THROUGHOUT • FIRST FLOOR • TWO  
DOUBLE BEDROOMS • RECEPTION ROOM •  
KITCHEN • FAMILY BATHROOM • PRIVATE  
REAR GARDEN • 125 YEAR LEASE**

### Description

A newly refurbished two bedroom, first floor maisonette with a private rear garden, situated within easy reach of Northwood Hills' amenities and the Metropolitan Line Station.

The property is available to the market with no onward chain, and comprises two double bedrooms, a family bathroom, a reception room and a galley-style kitchen. Externally, the property benefits from a private rear garden that is laid to lawn.







Tolcarne Drive is just moments from Northwood Hills High Street, which offers a variety of shops, restaurants, coffee houses and popular supermarkets, with Pinner and Eastcote High Streets close by. For commuters, nearby Northwood Hills Station provides a regular service into London via the Metropolitan Line, with local bus routes also easily accessible.

The area is well served for primary and secondary schooling, including nearby Harlyn Primary School and Northwood and Haydon Secondary Schools. There is also a good selection of children's parks/playgrounds and recreational facilities.

### **Additional Information**

Tenure: Leasehold

Lease Length: 125 Years

Ground Rent: £300 PA

Service Charge: £0

Local Authority: London Borough of Hillingdon

Council Tax Band: D

Energy Efficiency Rating: D

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.



Approximate Gross Internal Area  
Ground Floor = 3.6 sq m / 39 sq ft  
First Floor = 60.6 sq m / 652 sq ft  
Total = 64.2 sq m / 691 sq ft

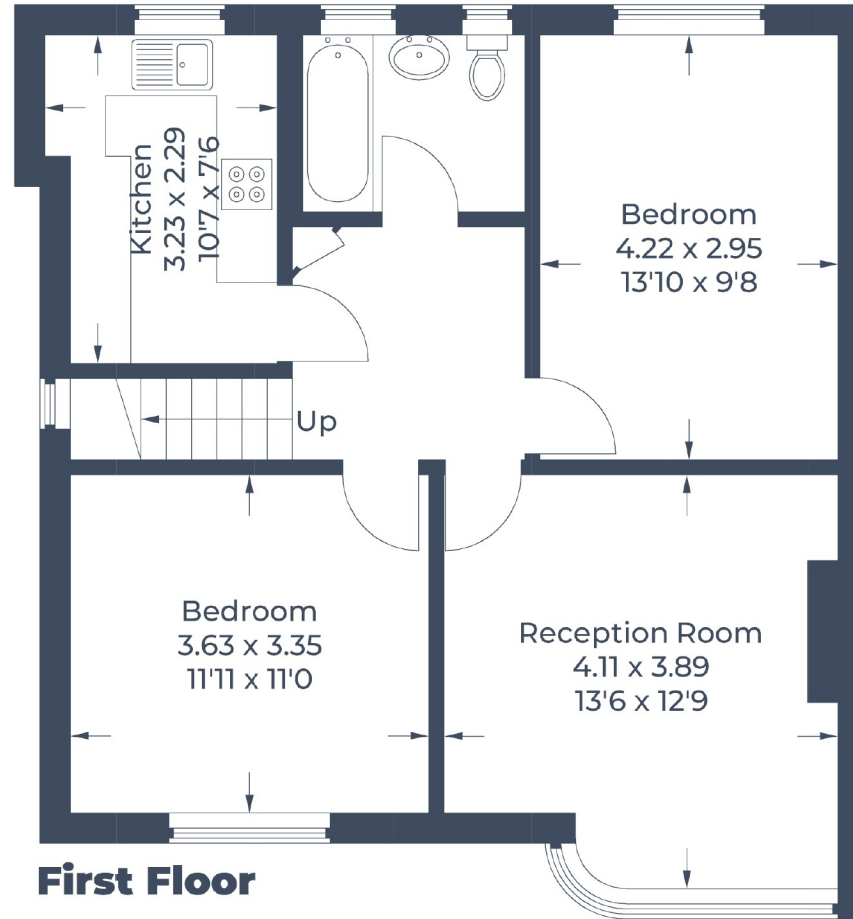
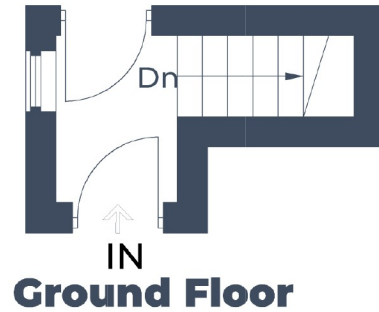


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
© CJ Property Marketing Produced for Robsons

**ROBSONS**

1 High Street, Pinner HA5 5PJ  
Tel: 020 8866 8083 Email: [pinner@robsonswb.com](mailto:pinner@robsonswb.com)  
[www.robsonswb.com](http://www.robsonswb.com)

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.