



## TORRINGTON DRIVE, HARROW

£315,000

A spacious and well maintained two bedroom top floor flat conveniently located for shops, schools and transport links. The property has been well maintained throughout by the current owners and briefly comprises entrance hallway, spacious living room, modern fitted kitchen, two bedrooms and bathroom. Further benefits include double glazing, off street parking, electric heating and a 177 year lease remaining.

- TWO BEDROOM TOP FLOOR FLAT
- MODERN FITTED KITCHEN
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- OFF STREET PARKING
- ELECTRIC HEATING
- SPACIOUS AND WELL MAINTAINED THROUGHOUT
- 177 YEAR LEASE REMAINING
- SECURE ENTRY SYSTEM

## Ground Floor

### Communal Entrance

Entrance into block via front aspect door, wall mounted intercom, stairs to all upper floors.

## Second Floor

### Hallway

Entrance into hallway via side aspect door, wall mounted phone entry system, loft access, power points, storage heater, laminate flooring.

### Living Room

17' 3" max x 14' 2" max (5.26m x 4.32m) Two front aspect double glazed windows, TV aerial, power points, electric heater, phone point, laminate flooring.

### Kitchen

13' 9" x 6' 4" (4.19m x 1.93m) Front aspect double glazed window, range of wall and base level units with square edge work tops, glass splashback, single sink with drainer, integrated electric hob with overhead extractor fan and oven below, space for fridge/freezer, plumbed for washing machine, integrated slimline dishwasher, part tiled walls, spot lighting, tiled flooring, storage cupboard.

### Bedroom One

12' 2" x 9' 3" (3.71m x 2.82m) Rear aspect double glazed window, range of fitted wardrobes with overhead storage cupboards, electric heater, power points, laminate flooring.

### Bedroom Two

11' 10" max x 8' 8" max (3.61m x 2.64m) Rear aspect double glazed window, overhead storage cupboards, electric heater, power points, laminate flooring.

## Bathroom

7' 4" x 6' 5" (2.24m x 1.96m) Low level W/C, pedestal hand wash basin, panel enclosed bath with glass shower screen and mixer tap, tiled walls, extractor fan, shaving point, tiled flooring.

## Outside

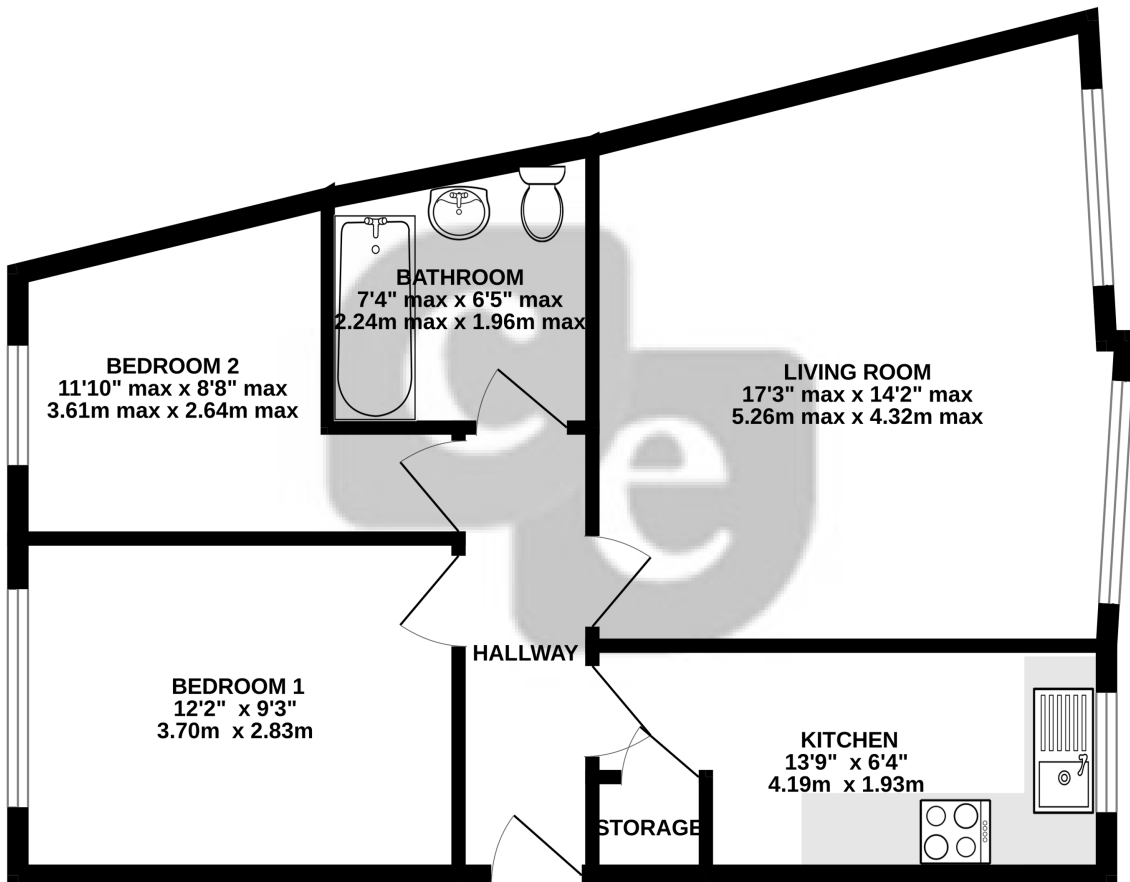
### Communal Grounds and Residents off street parking

Vehicle access to residents parking area.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**GROUND FLOOR**  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 sq.m.) approx.

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