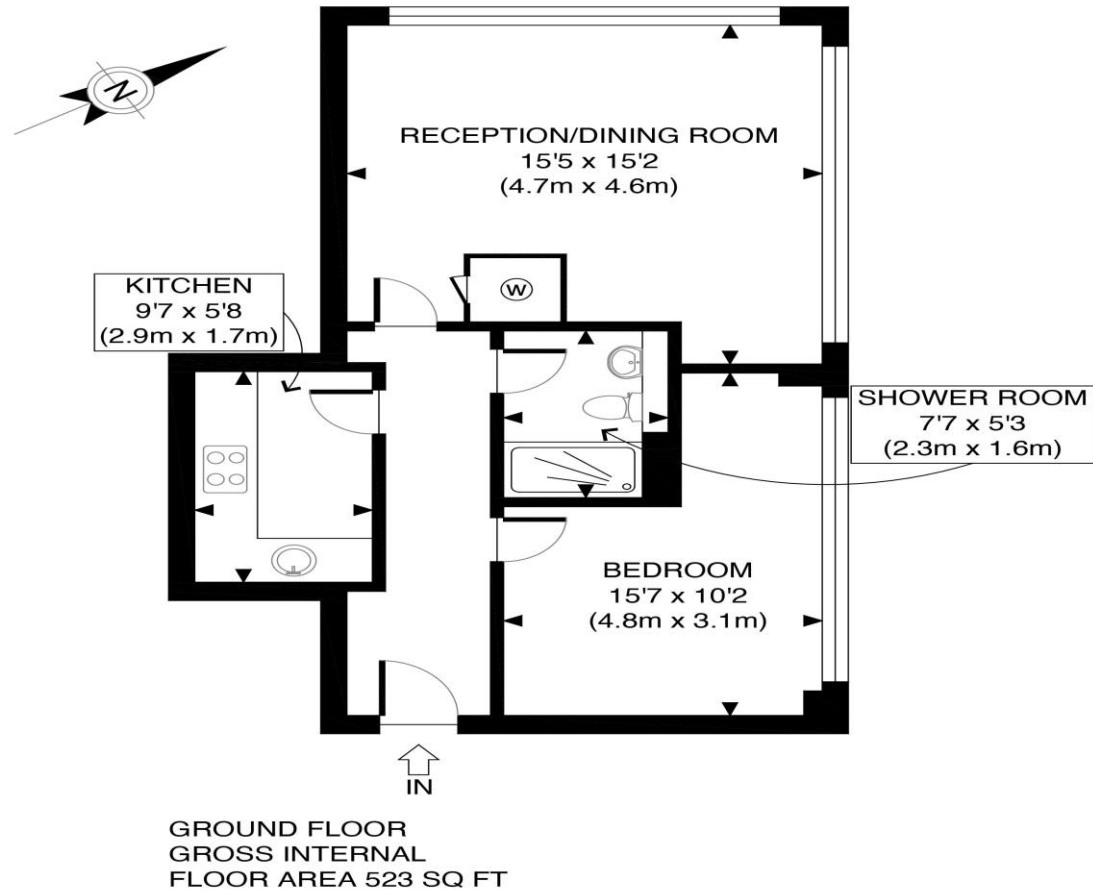


The Floorplan...



0203 866 6640
brian-cox.co.uk



Brian Cox Estate Agents are delighted to offer this LARGER THAN AVERAGE one bedroom purpose built ground floor flat to the market! The secure development is accessed via an impressive foyer with porcelain stoneware tiling and seating areas. The apartment features smart, contemporary interiors with fresh, neutral décor, along with high quality flooring and fixtures. The accommodation comprises: Entrance hallway, leading through to all rooms. A large, bright and airy living room with integrated shelving and a kitchen equipped with a range of white, high gloss units, ample counter tops and appliances including a stainless steel oven, hob and extractor, an integrated fridge/ freezer, dishwasher and washing machine. The double bedroom enjoys the benefit of a walk-in wardrobe and completing the layout is a stylish shower room consisting of a double shower enclosure with glazed screen, vanity sink unit and W.C. finished with tiled walls and flooring and chrome fixtures.



APPROX. GROSS INTERNAL FLOOR AREA 523 SQ FT / 49 SQM	Talbot House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 23/02/24
	photoplan

More Details From...

Call: **Brian Cox North Harrow: 020 3866 6640**
 Email: Azi.Rahman@brian-cox.co.uk
 Web: www.brian-cox.co.uk



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

Guide Price £265,000
Leasehold

Imperial Drive, Harrow HA2 7HA



In Brief...

- One Bedroom Purpose Built Ground Floor Flat
- Long Lease
- Larger Than Average - 532 SQFT
- Two Minute Walk To Rayners Lane Tube Station
- Separate Kitchen & Living Room
- Secure Entry Phone System
- EPC Rating D & Council Tax Band C



The Location...

Nearest Stations ...

Rayners Lane Station 0.1 miles
 North Harrow Station 0.7 miles
 West Harrow Station 0.7 miles

Talbot Skyline occupies a prime position, within a short stroll of Rayners Lane shops and Metropolitan/ Piccadilly line station, and thus, presents a great opportunity for investment.



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