

Imperial Close

Harrow • Middlesex • HA2 7LW

Offers In Excess Of: £325,000



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est 1986

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Set in a residential area of North Harrow, this 1 bedroom ground floor Maisonette is most desirable for first time buyers looking to get onto the property ladder and investors alike. This quiet cul-de-sac is well located, being walking distance to both North Harrow and Rayners Lane train stations. This property also benefits from a garage, share of freehold with long lease and an internal viewing is highly recommended.

One bedroom

Ground Floor Maisonette

Private Garden

Garage

Modern kitchen

Lease length: 935 years

Share of Freehold

Off Street Parking

Close to tube station

Approx Area: 675 sq ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Location

Imperial Close is located in the heart of North Harrow and a short distance to local amenities and train stations.

Description

We are delighted to present this well appointed one bedroom ground floor maisonette, offered with no onward chain. The property consists of a modern kitchen, spacious reception room, family bathroom and double bedroom.

Outside

Leading outside you have a private garden and off street parking. The property also has a garage to the side.



Schools:

North Harrow Station 0.4 miles
Rayners Lane Station 0.4 miles
West Harrow Station 0.6 miles



Train:

Longfield Primary School 0.1 miles
Buckingham Preparatory School 0.2 miles
St John Fisher Catholic Primary School 0.6 miles
Nower Hill High School 0.8 miles



Car:

M4, A40, M25, M40



Council Tax Band:

C

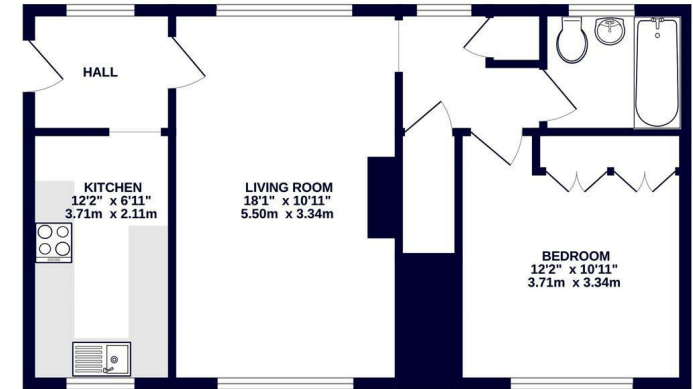
(Distances are straight line measurements from centre of postcode)



OUTBUILDING
124 sq.ft. (11.5 sq.m.) approx.



GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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| Energy Efficiency Rating | | Current | Target |
|--|---|---------|--------|
| Very energy efficient - lower running costs | A | | |
| Energy efficient | B | | |
| Decent energy efficiency | C | | |
| Below average energy efficiency | D | | |
| Energy inefficient - higher running costs | E | | |
| Very energy inefficient - highest running costs | F | | |
| Extremely energy inefficient - very high running costs | G | | |

England & Wales
EPC Directive
2002/91/EC

Important Notice: 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 has the authority to make or give any representation or warranty in respect of the property.