

# Imperial Drive

Rayners Lane • • HA2 7HA

Asking Price: £210,000



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# Imperial Drive

Rayners Lane • • HA2 7HA

A ready to move into naturally lit and spacious one bedroom apartment with a fitted kitchen and sizeable bedroom is a beautiful investment for someone looking to pounce onto the property ladder as a first time buyer or investors alike. Nestled within walking distance to Harrows local amenities and a short one minute walk to Rayner's lane Station, which has access to both the Piccadilly and metropolitan lines, 30 minutes to Baker street, 35 minutes to Heathrow Airport

Ground Floor Flat

One Bedroom

One Bathroom

Modernised Throughout

Fitted Kitchen

Excellent Location To Local Ammenities

Storage Throughout

Secure Entry Phone System

Walking Distance to Rayners Lane Station

410sq.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

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

### Description

This is a large one bedroom apartment with a large fitted kitchen, a separate bathroom of a good size. There is also a living area and a separate large space that is currently used for a work from home area.

### Outside

N/A





### 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



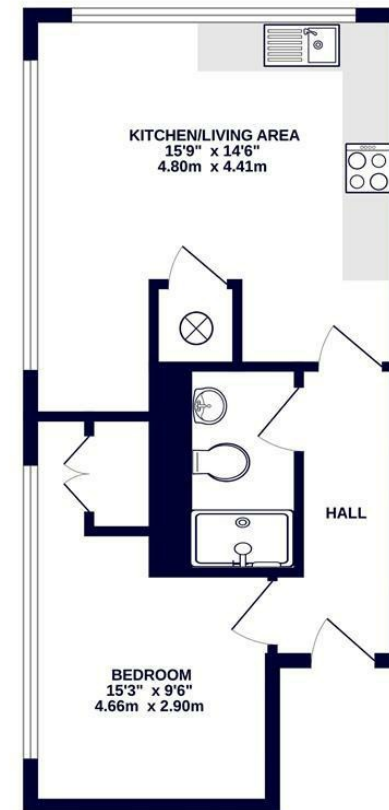
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 410 sq.ft. (38.1 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 misstatement. 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		
Energy efficient - lower running costs	Current	Target
Very energy efficient (A)		
Energy efficient (B)		
Decent (C)		
Below average (D)		
Below average (E)		
Below average (F)		
Not energy efficient - higher running costs (G)		
England & Wales		
EU 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.