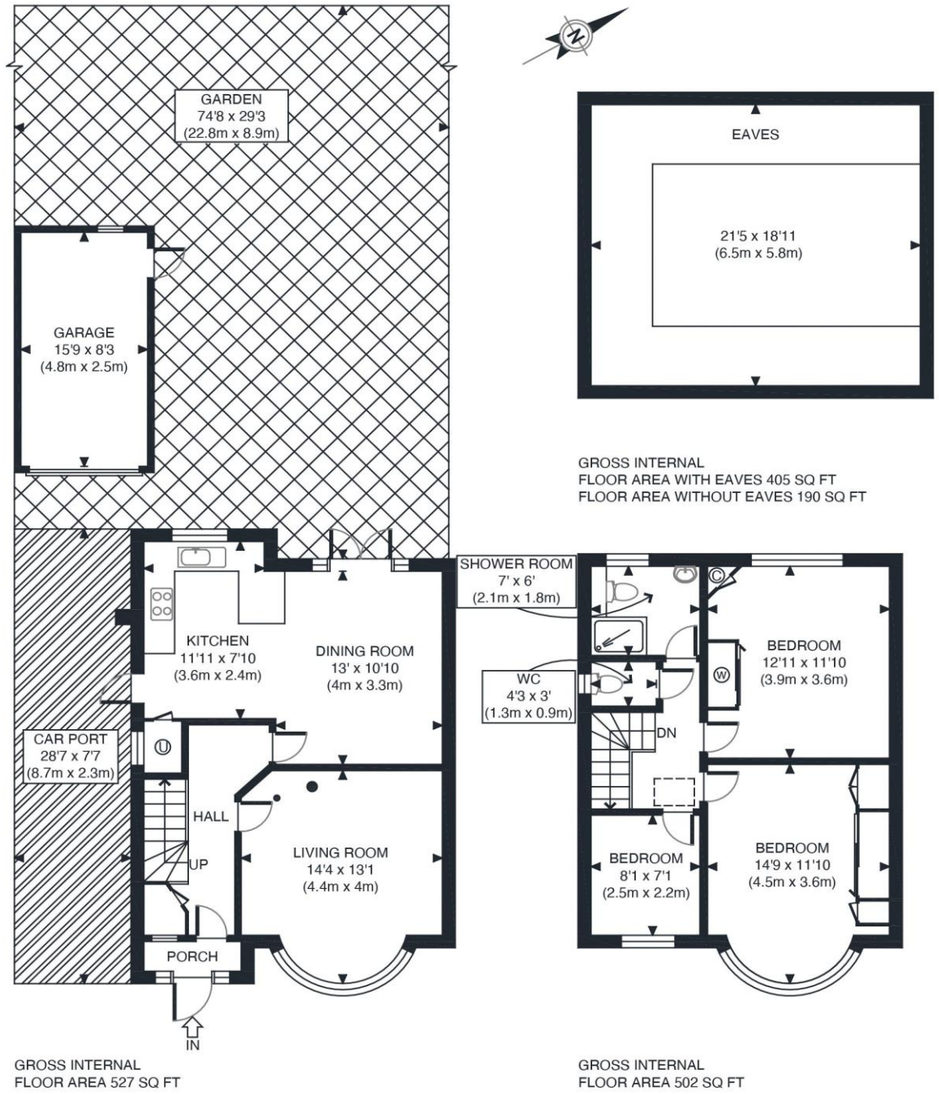
The Floorplan…



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE/EAVES 1564 SQ FT / 145 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE/EAVES 1219 SQ FT / 113 SQM 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	Imperial Drive date 20/12/23 photoplan

More Details From…

Call: Brian Cox North Harrow: 020 3866 6640
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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.

0203 866 6640
brian-cox.co.uk

Brian Cox Estate Agents is delighted to offer this delightful three bedroom semi-detached house to the market. The property benefits from a very modern finish and boasts huge potential. Flooded with natural light you are welcomed by a spacious reception and large open plan kitchen downstairs. Upstairs you have three good sized bedrooms and a very modern family bathroom. The property is situated close to shopping facilities, Ofsted OUTSTANDING schools and both Piccadilly and Metropolitan line stations. Additional benefits also include approved planning Permission for a Two-story side extension, Rear Extension and Dormer. Permissions were also granted to convert the property into 2 large flats! This must-see property is being sold Chain-free!!

Offers in Excess of
£650,000

Imperial Drive, Harrow HA2 7HT

In Brief…

- Three Bedroom Semi-Detached
- Chain Free
- NO SDLT for SPV transfer
- Catchment of Outstanding Schools
- Close to Met line and Piccadilly Line
- Council Tax Band E & EPC Rating E
- Planning Permission for 2 Story Side Extension & Rear Extension with Dormer (P/0816/23)

The Location…

Nearest Stations …

North Harrow (0.2 miles)
West Harrow (0.4 miles)
Rayners Lane (0.5 miles)

North Harrow is a suburban area of North West London within the London Borough of Harrow. North Harrow train station is a London Underground station. The station is on the Metropolitan line between Harrow-on-the-Hill (southbound) and Pinner (northbound). The area is served well by local amenities including a post office, Tesco Express, a selection of restaurants, take-aways & cafés and independent specialist shops. There are several sought after schools in the area, parks and churches.