

Imperial Close

Harrow • Middlesex • HA2 7LN

Offers In Excess Of: £350,000



coopers
est 1986

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Harrow • Middlesex • HA2 7LN

Take advantage of this rare opportunity to acquire a delightful two bedroom, first floor maisonette in a desirable cul-de-sac, conveniently located in heart of North Harrow, approximately half a mile from the centre of Pinner and Central Harrow offering a comprehensive range of supermarkets, shops, restaurants and coffee houses.

First floor maisonette

Two bedrooms

15ft living room

Fitted kitchen

Potential rental: £1300 pcm

Private garden

On-street parking

Chain free

Long lease

676 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.





Directions

From our Pinner office on Bridge Street, head south-east towards Marsh Road. At the first roundabout, take the first exit to remain on Marsh Road. At the second roundabout, take the second exit onto Rayners Lane. Continue straight for 0.7 miles before turning left onto Farm Avenue. In 500 yards, turn left onto Imperial Drive and Imperial Close can be located on the left hand side.

Situation

Imperial Close is a desirable cul-de-sac, conveniently located in heart of North Harrow, approximately half a mile from the centre of Pinner and Central Harrow offering a comprehensive range of supermarkets, shops, restaurants and coffee houses. Transport facilities include local bus links and the Metropolitan and Piccadilly Lines at nearby stations, providing a fast and frequent service into the heart of Central London and beyond. There is excellent access to the M25, M40 and M1 motorways and Heathrow Airport is approximately 16 miles away.

Description

Take advantage of this rare opportunity to acquire a delightful two bedroom, first floor maisonette conveniently located within a desirable cul-de-sac. Upon entering the residence, you are immediately greeted by a spacious landing providing direct access to all of the rooms. Straight ahead, you will find a 15ft lounge with a large window allowing for a mass of natural light. Heading towards the rear of the property is the 10ft fitted kitchen. The kitchen itself comes complete with a mass of storage, worktop space, eye level units and space for appliances. The master bedroom is located at the back of the plan and measures at an impressive 13ft. The property is completed by a spacious second bedroom and a family bathroom.

Outside

To the front, Imperial Close offers ample on-street parking and to the rear, there is a private garden which is mostly laid to lawn.



Schools:

Longfield Primary School (0.17 miles)
 Vaughan Primary School (0.49 miles)
 St John Fisher Catholic Primary School (0.56 miles)



Train:

North Harrow (0.42 miles)
 Rayners Lane (0.48 miles)
 West Harrow (0.65 miles)



Car:

M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 45 sq.ft. (4.2 sq.m.) approx.



1ST FLOOR
 631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 676 sq.ft. (62.8 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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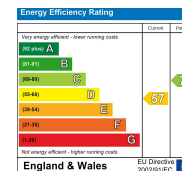
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