

# Imperial Drive

Harrow • • HA2 7HA  
Guide Price: £230,000



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Talbot Skyline is the perfect property for an investor or someone who is looking to purchase a property for the first time and get onto the property ladder. With its convenient distance to the shops and local amenities and easy access to transport as well as it's modernised feel. It is also very spacious throughout. ALLOCATED PARKING, NO ONWARD CHAIN AND SHARE OF FREEHOLD

Garden Flat

One Bedroom

Private Garden Terrace

Modernised Throughout

Fitted Kitchen

One Bathroom

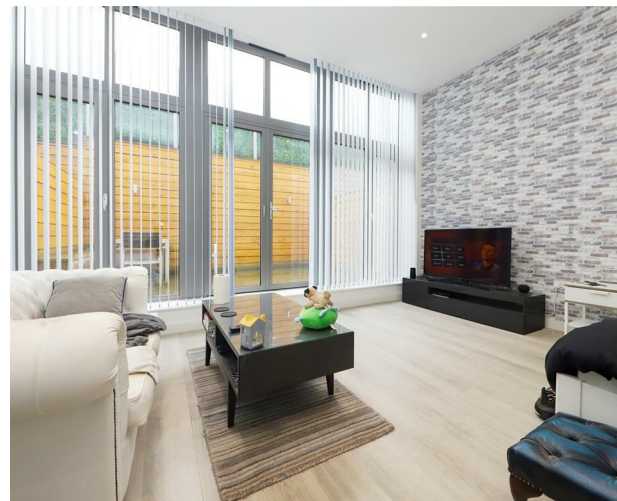
Close to local transport links

East Facing Garden

Parking space Included

403sq.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

The property is on the ground floor and comprises of an 18ft living space along with a modernised fitted kitchen and a sizeable bathroom.

### Outside

To the outside of the property sits some outdoor space that is paved by decking.





### 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:

B

(Distances are straight line measurements from centre of postcode)



LOWER GROUND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 403 sq.ft. (37.4 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			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
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.