



## IMPERIAL DRIVE, HARROW

### £180,000

**\*\* NO ONWARD CHAIN \*\*** Introducing a modern and generously sized second floor, end-of-corridor, studio apartment, ideal for first time buyers or investors. Located just 160 metres from Rayners Lane Station (Metropolitan & Piccadilly lines), this property offers exceptional connectivity to Central London and beyond.

- SECOND FLOOR STUDIO APARTMENT
- SITUATED AT THE END OF THE CORRIDOR
- MODERN AND GENEROUSLY PROPORTIONED
- STUDIO ROOM BATHED IN NATURAL LIGHT
- BUILT IN WARDROBE
- SEPARATE MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- STYLISH SHOWER ROOM
- CONVENIENTLY LOCATED WITHIN 0.1 MILES OF RAYNERS LANE METROPOLITAN AND PICCADILLY LINE STATION
- LIFT AND STAIRS TO ALL FLOORS
- BEING SOLD FULLY FURNISHED
- LONG UNEXPIRED LEASE
- NO ONWARD CHAIN DELAYS

## Second Floor

### Hallway

Entrance into hallway via rear aspect door, spot lighting, wall mounted electric heater, wall mounted fuse box, power points, laminate flooring.

### Kitchen

10' 11" x 5' 3" (3.33m x 1.60m) Range of fitted wall and base level units with granite work surfaces, integrated 'Zanussi' electric hob with 'Zanussi' oven below and 'Zanussi' overhead extractor fan, single sink with mixer tap and integrated granite drainer, integrated under counter 'Zanussi' fridge/freezer, integrated 'Blomberg' washing machine, 'Metropolitan' style part tiled walls, spot lighting, power points, storage cupboard housing 'Mega-Flo', laminate flooring.

### Living Room/Bedroom

15' 5" x 15' 4" (4.70m x 4.67m) Front aspect window, spot lighting, wall mounted electric heater, power points, TV aerial, phone point, Sky, laminate flooring.

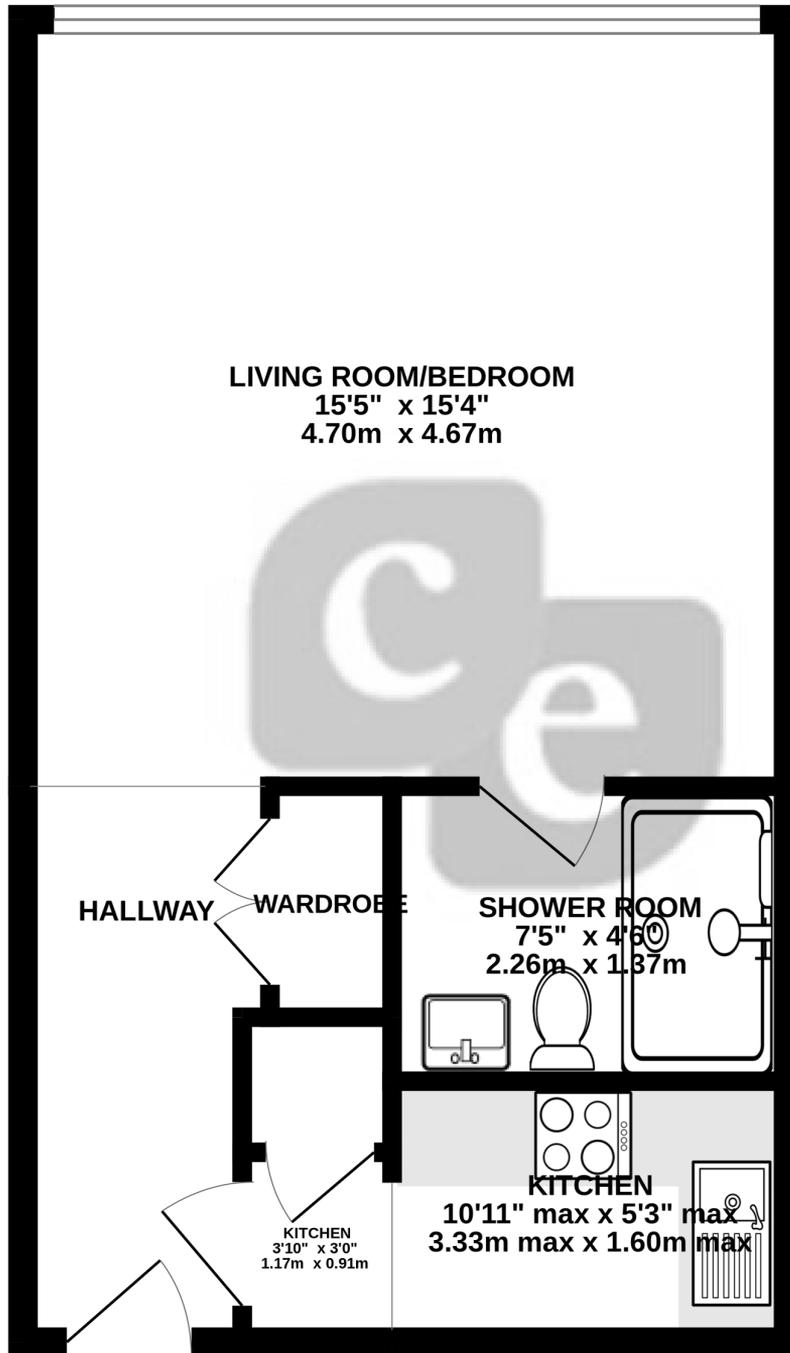
### Shower Room

7' 5" x 4' 6" (2.26m x 1.37m) Shower cubicle with sliding glass shower door, wall mounted shower with attachment, overhead shower head, spot lighting, extractor fan, low level W/C, vanity hand wash basin, tiled walls, wall mounted mirror, electric heated towel rail, shaving point, tiled flooring.



DISCLAIMER: 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 as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

SECOND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 408 sq.ft. (37.9 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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