



## IMPERIAL DRIVE, HARROW

### Offers in Excess of £300,000

**\*\* SHARE OF FREEHOLD \*\*** A larger than average one bedroom ground floor flat conveniently located for shops and transport links with the added benefit of being Share of Freehold with a 998 year lease remaining. The property briefly comprises hallway with built in storage, living room, separate kitchen, bedroom and bathroom. Further benefits include double glazing, gas central heating, private rear garden, off street parking and no onward chain.

- ONE BEDROOM GROUND FLOOR FLAT
- SHARE OF FREEHOLD WITH 998 YEAR LEASE REMAINING
- 713 sq ft (66.2 sq. m)
- PRIVATE REAR GARDEN
- OFF STREET PARKING
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- CONVENIENTLY LOCATED FOR METROPOLITAN/PICADILLY LINE STATIONS
- NO ONWARD CHAIN DELAYS

Ground Floor

Communal Entrance

Hallway

Living Room

15' 10" x 13' 11" (4.83m x 4.24m)

Kitchen

13' 2" x 8' 5" (4.01m x 2.57m)

Bedroom

16' 9" x 11' 6" (5.11m x 3.51m)

Bathroom

5' 9" x 5' 4" (1.75m x 1.63m)

Outside

Front Garden

Off street parking.

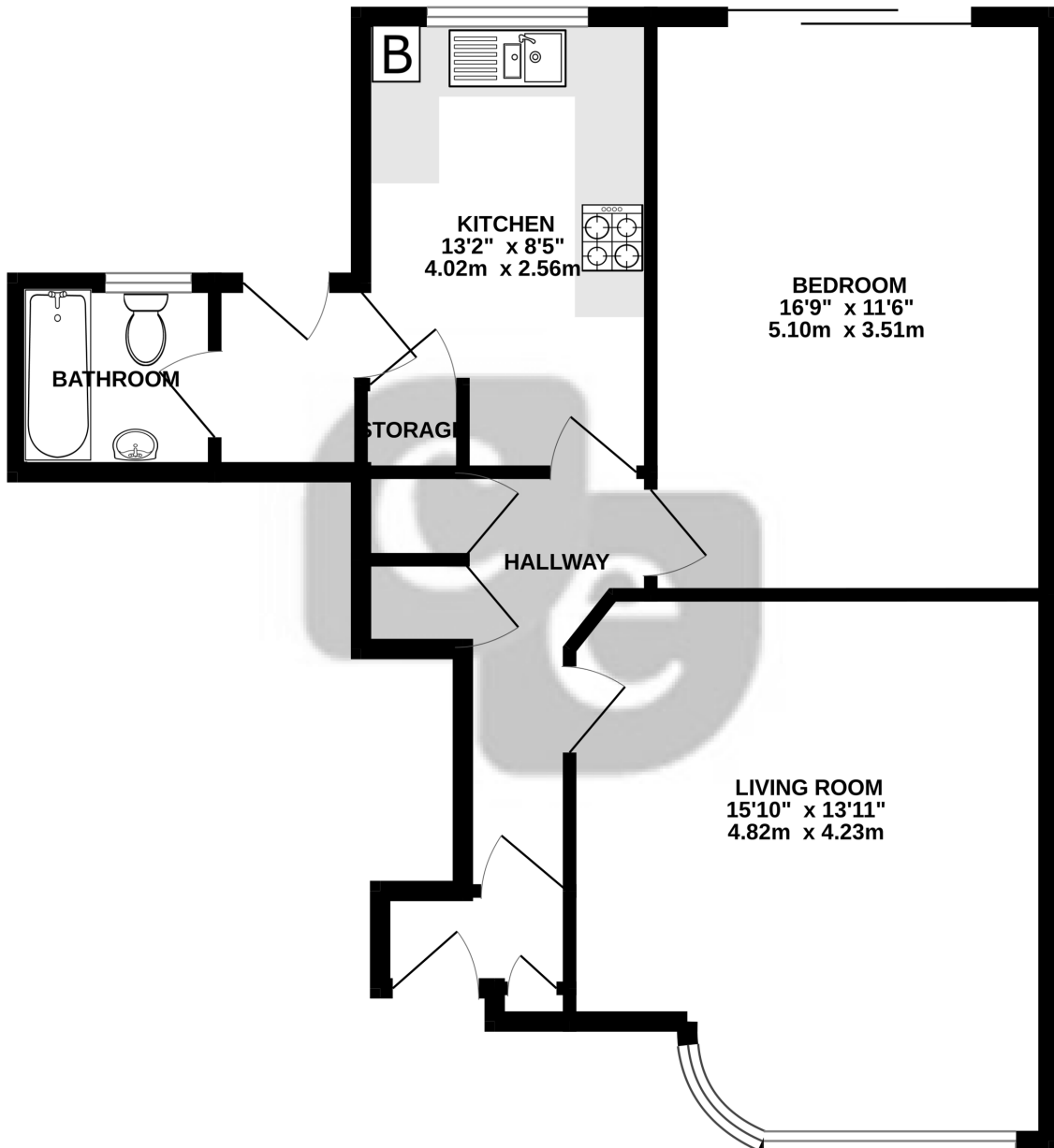
Private Rear Garden

24' 10" x 21' 8" (7.57m x 6.60m)



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 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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