



## TALBOT SKYLINE, 204-226, IMPERIAL DRIVE, HARROW

**\*\* ALLOCATED PARKING \*\*** A bright and spacious one bedroom, first floor flat conveniently located within 0.1 miles from Rayners Lane Metropolitan/Piccadilly Line station. The property would make an ideal first time purchase or buy to let investment and briefly comprises large entrance hallway, bedroom with built in wardrobe, open plan modern fitted kitchen/ living room and contemporary bathroom. Further benefits include double glazing, allocated parking for one car, lift and stairs to all floors and a long unexpired lease.

- SPACIOUS AND WELL MAINTAINED THROUGHOUT
- ONE BEDROOM FIRST FLOOR FLAT
- FITTED KITCHEN
- OPEN PLAN LIVING ROOM
- ALLOCATED PARKING FOR ONE CAR
- DOUBLE GLAZED WINDOWS
- LONG UNEXPIRED LEASE
- STAIRS AND LIFT TO ALL FLOORS
- CONVENIENT FOR SHOPS AND TRANSPORT LINKS
- LARGE ENTRANCE HALLWAY
- IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT

## Ground Floor

### Communal Entrance

Communal entrance via front aspect doors, wall mounted intercom, stairs and lift to all floors.

### First Floor

#### Hallway

Entrance into hallway via rear aspect door, spot lighting, phone entry system, wall mounted fuse box, cupboard housing immersion tank, wall mounted storage heater, power points, laminate flooring.

#### Living Room/ Kitchen

21' 10" max x 9' 1" max (6.65m x 2.77m) Front aspect double glazed window, range of wall and base level units with square edge work surfaces, stainless steel up-stands, single circular sink with drainer and mixer tap, integrated electric hob with oven below and overhead extractor fan, stainless steel splash back, integrated washer/dryer, integrated slimline dishwasher, integrated fridge/freezer, spot lighting, ceiling mounted ventilation, wall mounted storage heater, TV aerial, phone point, laminate flooring.

#### Bedroom

16' 2" max x 8' 6" max (4.93m x 2.59m) front aspect double glazed window, built in wardrobe, wall mounted storage heater, power points, TV aerial, phone point, carpeted flooring.

#### Bathroom

7' 6" x 4' 4" (2.29m x 1.32m) Low level W/C, vanity hand wash basin, shower cubicle with glass shower door, fully tiled surround, wall mounted shower with attachment, overhead shower, integrated wall mounted mirror, wall mounted heated towel rail, shaving point, part tiled walls, spot lighting, ceiling mounted ventilation, part tiled walls, tiled flooring.

## Outside

### Parking

Allocated parking for one car, rear access to block via rear aspect door with intercom from lower ground floor.

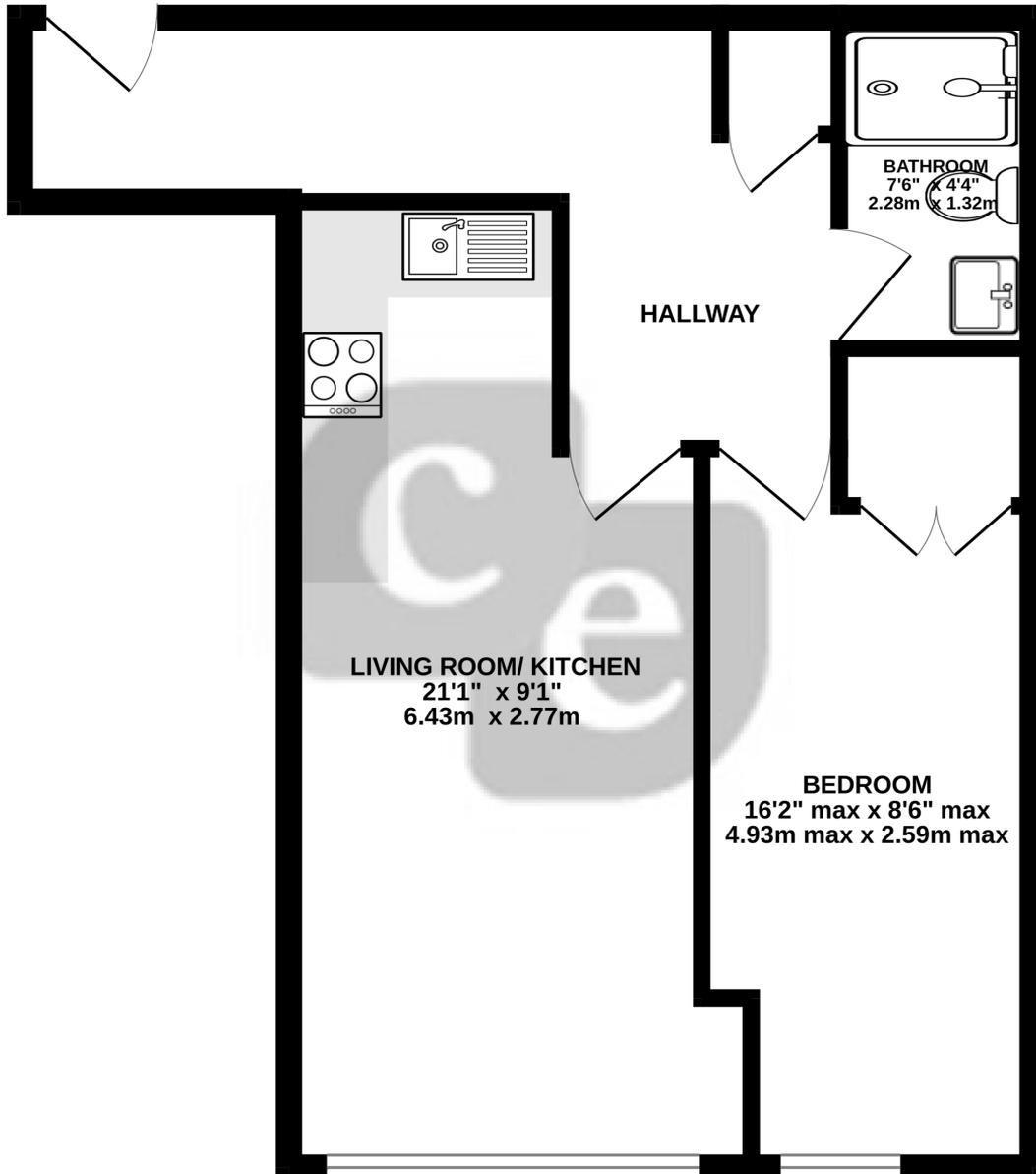
### Bin Storage

Bin storage in car park for residents waste.



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**  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 459 sq.ft. (42.6 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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