



IMPERIAL DRIVE, HARROW

£199,950

**** NO ONWARD CHAIN **** A contemporary and well proportioned second floor, studio apartment conveniently located 0.1 miles from Rayners Lane Metropolitan/Piccadilly line station. The secure development is accessed via an impressive foyer with porcelain stoneware tiling and seating areas. The apartment features spacious open living areas and the accommodation comprises: Entrance hallway, leading through to the spacious studio room, doubling up as the living/bedroom, with built in wardrobes and wall to wall front aspect windows, allowing plenty of light to flow through. The kitchen is equipped with a range of white, high gloss units with ample counter tops and appliances including a stainless steel oven, hob and extractor. Completing the layout is a stylish shower room consisting of a double shower enclosure with glazed screen, vanity sink unit and W.C. finished with tiled walls and flooring and chrome fixtures.

- WELL PROPORTIONED STUDIO APARTMENT
- SECOND FLOOR WITH LIFT ACCESS
- BRIGHT AND WELL PRESENTED INTERIORS
- SECURE ENTRANCE FOYER
- GREAT LOCATION WITHIN 0.1 MILES FROM RAYNERS LANE METROPOLITAN/PICCADILLY LINE STATION
- STYLISH FITTED KITCHEN
- MODERN SHOWER ROOM
- BUILT IN WARDROBES
- IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT
- CHAIN FREE SALE

Ground Floor

Communal Entrance

Secure communal entrance into foyer with stairs and lift to all floors.

Second Floor

Hallway

Entrance into hallway via rear aspect door, wall mounted phone entry system, electric heater, wall mounted fuse box, cupboard housing 'Mega-Flo', phone point, power points, laminate flooring.

Living Room/Bedroom

17' 10" max x 15' 1" max (5.44m x 4.60m) Front aspect double glazed windows, built in wardrobe, electric heater, spot lighting, TV aerial, power points, phone point, laminate flooring.

Kitchen

8' 5" x 5' 2" (2.57m x 1.57m) Range of fitted wall and base level units with work surfaces, integrated electric hob with oven below and overhead extractor fan, single sink with mixer tap and integrated drainer, integrated under counter fridge/freezer, plumbed for washing machine, part tiled walls, spot lighting, power points, laminate flooring.

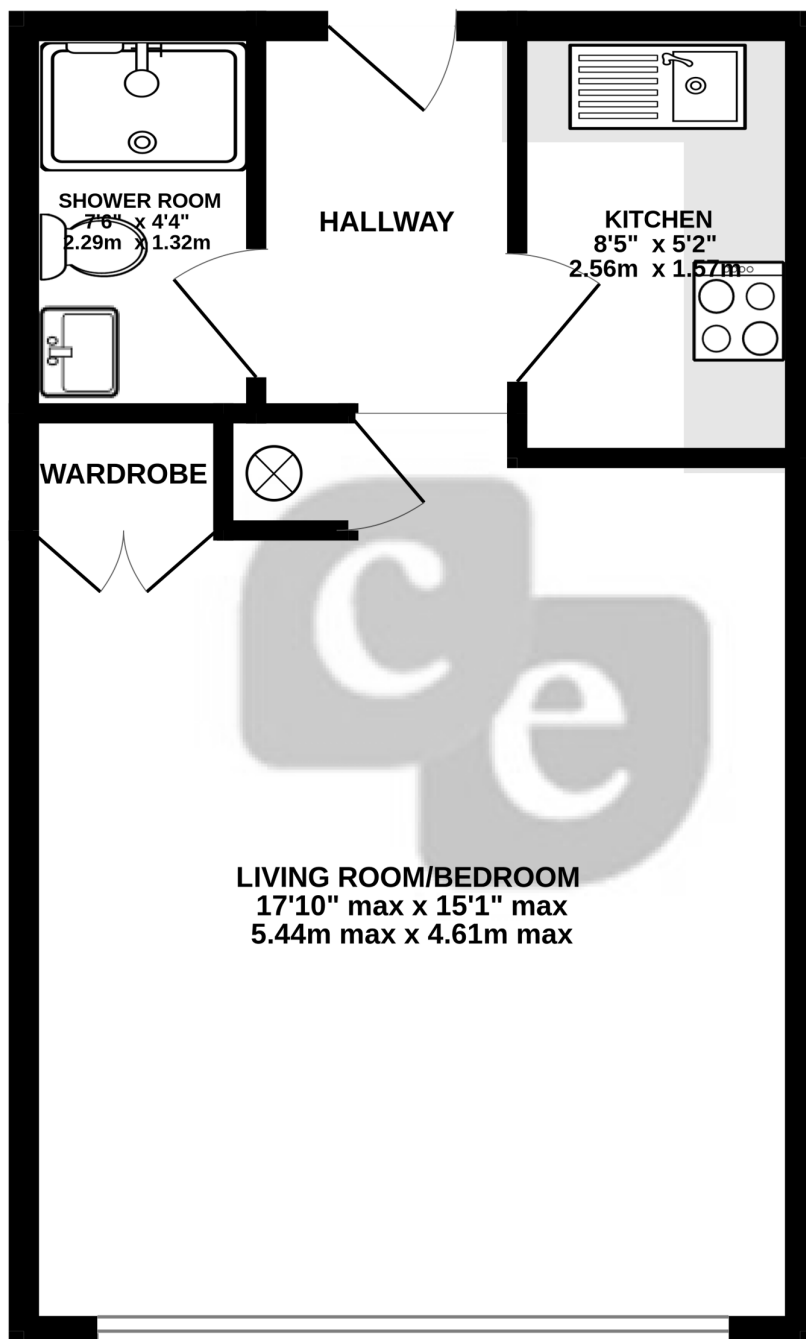
Shower Room

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 controls and overhead shower, integrated mirror, part tiled walls, shaving point, heated towel rail, spot lighting, ceiling mounted extractor, 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
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 406 sq.ft. (37.7 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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