# IMPERIAL DRIVE, NORTH HARROW



**Three Bedroom Ground Floor Flat**            **Guide Price £400,000**

# Description

Situated in a sought after location this three bedroom ground floor flat is presented to the market in good decorative condition throughout having just undergone a program of improvement. The property is close to sought after schools, shops and transport facilities both in North Harrow (Metropolitan line) and Rayners Lane (Metropolitan and Piccadilly Lines) . Accommodation: lounge/diner, fitted kitchen/diner, three bedrooms and bathroom/WC. Further benefits include gas central heating, double glazed windows, allocated parking and attractive communal grounds. For security the property benefits from an entryphone system and has ample storage  with both internal storage cupboards and an outside storage facility. Long Lease with Share of Freehold. No Upper Chain.
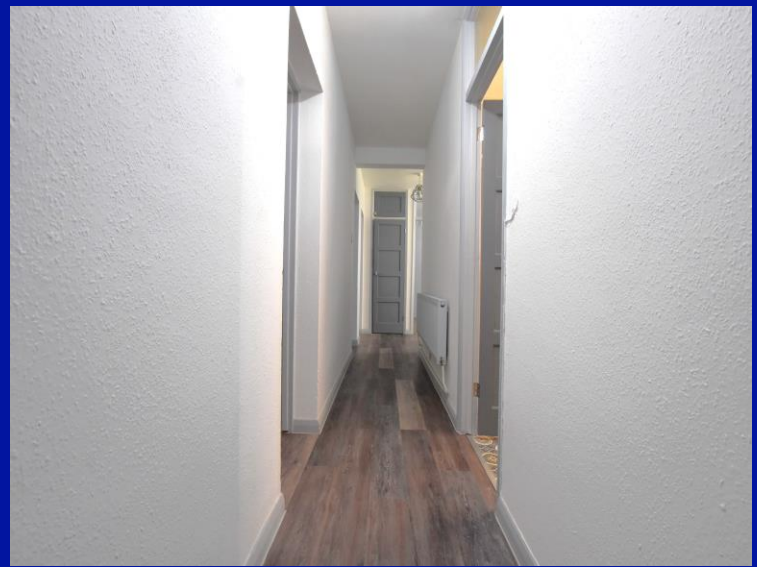




*Location:* The property is 0.3 miles from North Harrow Tube station which is on the Met line. Just past the station in the same direction is a parade of local amenities, eateries and the gym. The house also benefit of falling into the catchment area for St John Fisher Primary School and Nower Hill High School, both rated outstanding on their most recent OFSTED report.

- *Three bedroom ground floor apartment*
- *Gas central heating and double glazed windows*
- *No Upper Chain, viewing highly advised*
- *Offered for sale in good order throughout*
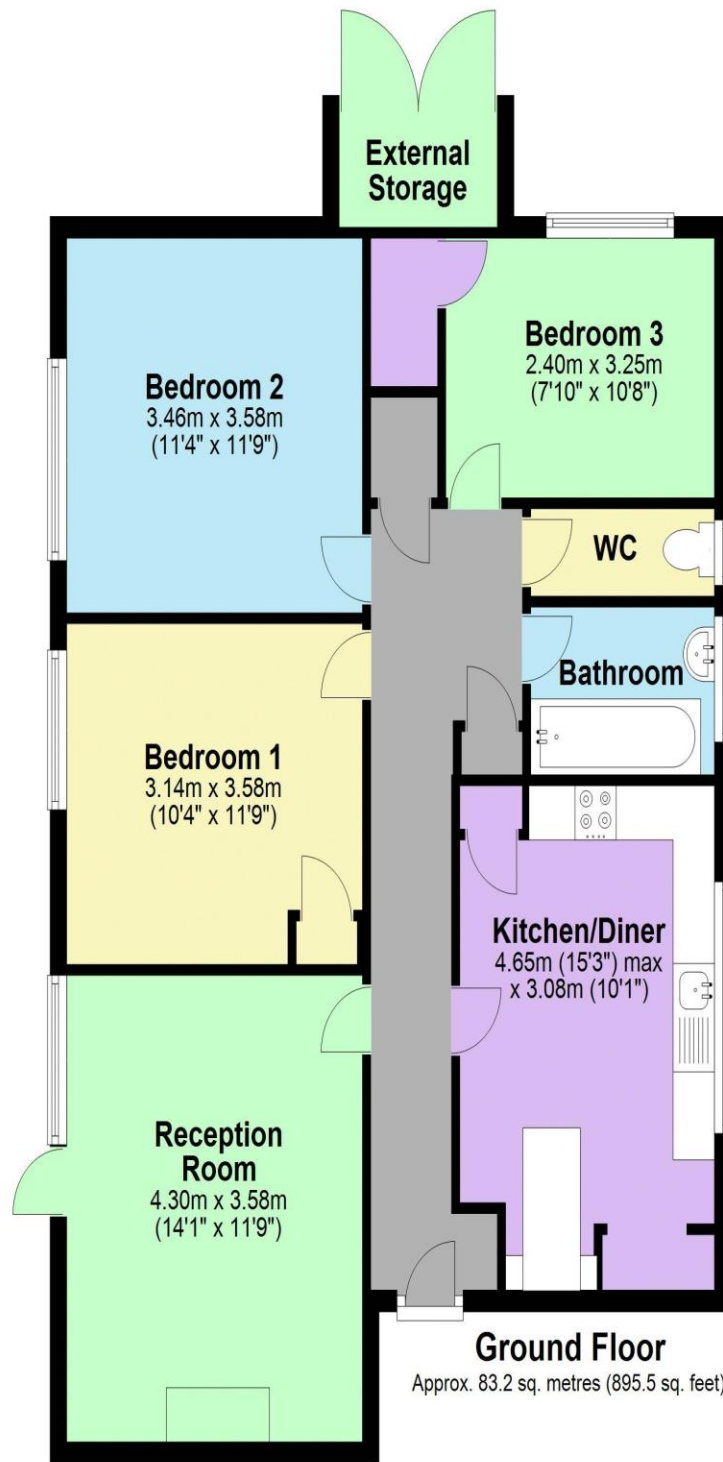- *Close to transport facilities both in North Harrow and Rayners Lane*

## Additional Information

TENURE: SHARE OF FREEHOLD

LOCAL AUTHORITY: LONDON BOROUGH OF HARROW

ENERGY EFFICIENCY RATING: D

**External Storage**

**Bedroom 2**
3.46m x 3.58m
(11'4" x 11'9")

**Bedroom 3**
2.40m x 3.25m
(7'10" x 10'8")

**WC**

**Bathroom**

**Bedroom 1**
3.14m x 3.58m
(10'4" x 11'9")

**Kitchen/Diner**
4.65m (15'3") max
x 3.08m (10'1")

**Reception Room**
4.30m x 3.58m
(14'1" x 11'9")

**Ground Floor**
Approx. 83.2 sq. metres (895.5 sq. feet)

Total area: approx. 83.2 sq. metres (895.5 sq. feet)

**ARLA**
Association of
Residential Letting Agents

**NAEA**
National Association of
Estate Agents

**The Property Ombudsman**