



Andrew Pearce
PINNER

IMPERIAL DRIVE, RAYNERS LANE, HA2 7HA £300,000



A purpose built one bedroom luxury apartment set within a stylish complex, created in 2018. The property is offered for sale chain free and would be an ideal first purchase. For investors, the property would produce a healthy return of £1300 per calendar month.

The secure development is accessed via an impressive foyer with porcelain stoneware tiling and seating areas.

The apartment features smart, contemporary interiors with fresh, neutral décor, along with high quality flooring and fixtures. The accommodation comprises:

Entrance hallway, leading through to all rooms. A large, bright and airy living room with integrated shelving and a kitchen equipped with a range of white, high gloss units, ample counter tops and appliances including a stainless steel oven, hob and extractor, an integrated fridge/ freezer, dishwasher and washing machine.

The double bedroom enjoys the benefit of a walk-in wardrobe and 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.

Talbot Skyline occupies a prime position, within a short stroll of Rayners Lane shops and Metropolitan/ Piccadilly line station, and thus, presents a great opportunity for investment.



Leasehold – 120 years

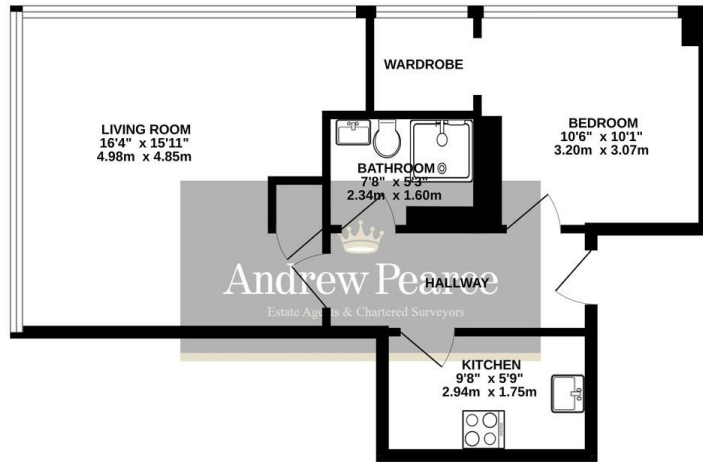
Service Charge - £1586.58pa

Ground Rent - £350pa

Rental Income - £1300+pcm

Council Tax Band C - £1922.49

523 sq.ft. (48.6 sq.m.) approx.



TALBOT SKYLINE, 204-226 IMPERIAL DRIVE, HARROW, HA2 7HA

TOTAL FLOOR AREA : 523sq.ft. (48.6 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 areas are approximate and the 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	49 E
21-38	F		
1-20	G		

