

T A L B O T
S K Y L I N E

IMPERIAL DRIVE RAYNERS LANE HA2 7HH

TALBOT SKYLINE

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Talbot Skyline is a contemporary new development of apartments conveniently located only a few minutes' walk of Rayners Lane Underground Station and local amenities.



Help To Buy available (London 40%)
Purchase with only a 5% Deposit





Rayners Lane is a suburban district in the London Borough of Harrow in north west London between Pinner and West Harrow. The area is most widely known as the location of Rayners Lane London Underground station, first built in 1906. The station serves both the Metropolitan and Piccadilly lines and therefore has good connections with the rest of London.

Despite being a relatively small area, it boasts many retail chains, mainly due to the presence of the station, including Sainsbury's Local, Tesco Express, Pizza Hut, Subway, Costa Coffee. Rayners Lane boasts some excellent restaurants for a local evening. The area has two local parks, Roxbourne Park and West Harrow Recreation Ground, both have tennis courts and vast green areas perfect for lazy sunny afternoons.

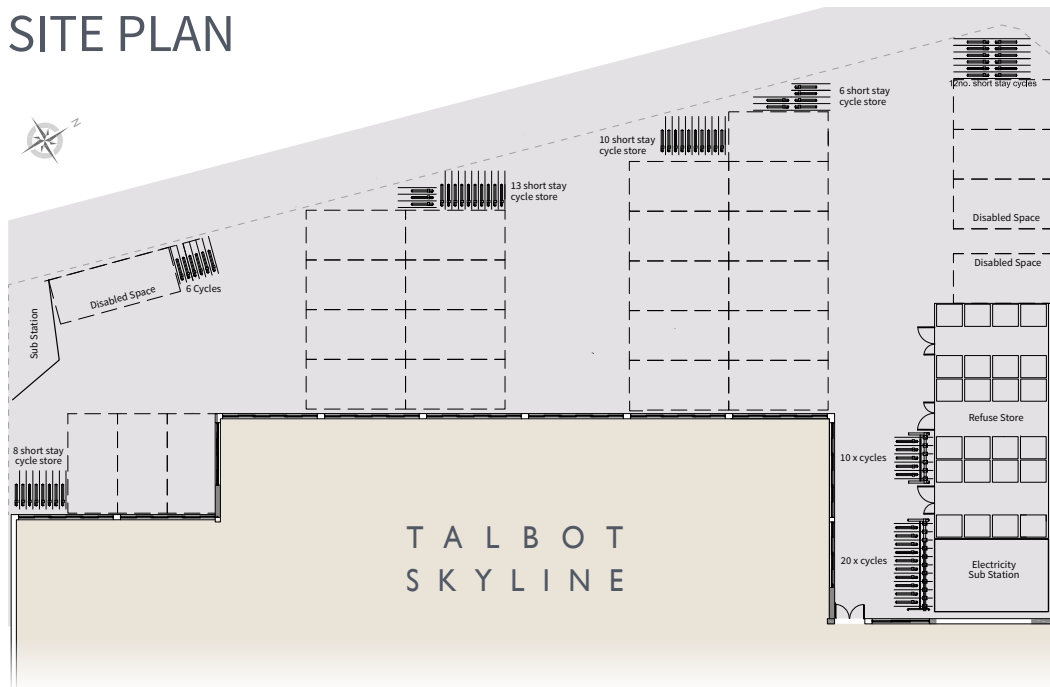
Talbot Skyline benefits from easy and convenient access to London's public transport system, with services by tube and local buses within two minutes walk. Whether you are commuting into central London, to another city or even abroad, you will find Talbot Skyline is very well-connected.

London's great nightlife and retail hubs including Knightsbridge, Oxford Street and Westfield London Shopping Centre are just a short journey away, as are connections to the London's mainline stations and Heathrow Airport via the Piccadilly line..





SITE PLAN



SPECIFICATION

General

- Lifts to all floors
- Luxury laminate flooring to entrance hall and living areas
- Carpet in bedrooms (1 bedroom apartments only)
- LED downlighting
- Double glazed aluminium windows

Parking

- Parking available to purchase subject to availability

Kitchens

- Fully fitted contemporary high gloss kitchens
- Integrated appliances - Zanussi oven / hob /cooker hood
- Stainless steel sink and chrome mixer tap
- Integrated under counter fridge with freezer compartment (selected apartments have a full height fridge/freezer)
- Selected apartments have a dishwasher

Bathrooms

- Modern contemporary bathroom suite
- Thermostatic shower with separate controls
- Heated towel rail
- Mirror above vanity unit
- Shaver / electric toothbrush socket
- Mixed tiling and decoration to walls

Audio Visual

- Wired to receive HD television and Sky to lounge and bedrooms
- Telephone points
- Fast fibre optic broadband

Heating

- Electric heating and extract ventilation

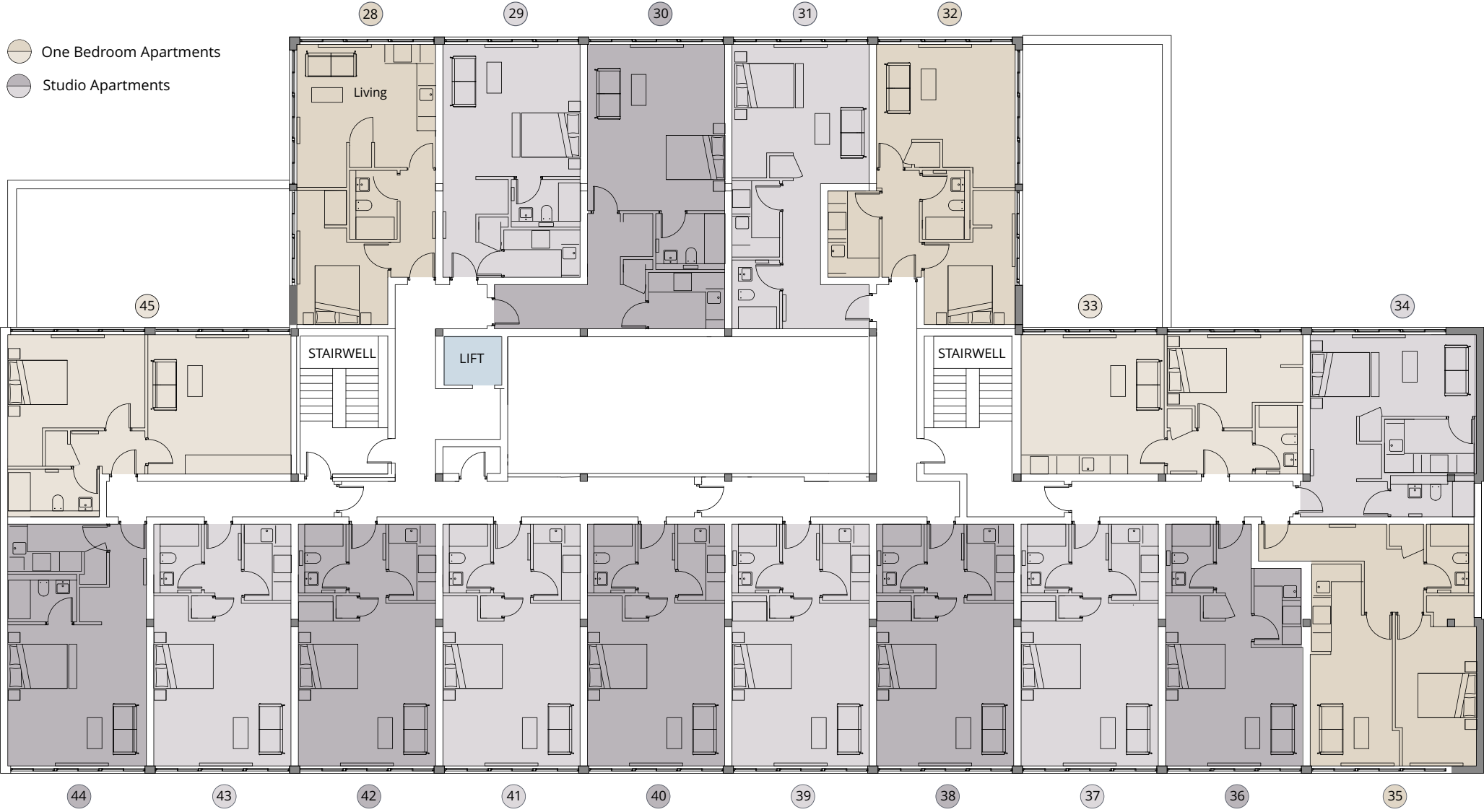
Security

- Video door entry system linked to main building entrance

Warranty

- 10 year construction warranty

FIRST FLOOR



TALBOT SKYLINE

FLAT 28 – One Bedroom

Living & Kitchen Area	4.8m x 4.7m	15'9" x 15'5"
Bathroom	2.3m x 1.6m	7'7" x 5'3"
Bedroom	4.5m x 3.1m	14'9" x 10'2"
Area	42 sq m	452 sq ft

FLAT 29 – Studio

Living Room	4.6m x 4.5m	15'1" x 14'9"
Kitchen	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'7" x 5'3"
Area	36 sq m	387 sq ft

FLAT 30 – Studio

Living Area	6.2m x 4.6m	20'4" x 15'1"
Kitchen	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'7" x 5'3"
Area	49 sq m	527 sq ft

FLAT 31 – Studio

Living Area	4.6m x 4.5m	15'1" x 14'9"
Kitchen	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.5m x 1.6m	8'2" x 5'3"
Area	39 sq m	420 sq ft

FLAT 32 – One Bedroom

Lounge	4.8m x 4.7m	15'9" x 15'5"
Kitchen	2.9m x 1.8m	9'6" x 5'11"
Bathroom	2.3m x 1.6m	7'7" x 5'3"
Bedroom	4.7m x 3.1m	15'5" x 10'2"
Area	47 sq m	506 sq ft

FLAT 33 – One Bedroom

Living & Kitchen Area	4.8m x 4.7m	15'9" x 15'5"
Bathroom	2.3m x 1.6m	7'7" x 5'3"
Bedroom	4.6m x 3.2m	5'1" x 10'6"
Area	45 sq m	484 sq ft

FLAT 34 – Studio

Living Area	6.2m x 5.6m	20'4" x 18'5"
Kitchen	3.0m x 1.8m	9'10" x 5'11"
Bathroom	2.8m x 1.4m	9'2" x 4'7"
Area	34 sq m	366 sq ft

FLAT 35 – One Bedroom

Living & Kitchen Area	6.8m x 2.8m	22'4" x 9'2"
Bathroom	2.3m x 1.6m	7'7" x 5'3"
Bedroom	5.7m x 2.7m	18'8" x 8'10"
Area	47 sq m	506 sq ft

FLAT 36 – Studio

Living Area	4.9m x 4.6m	16'1" x 15'1"
Kitchen	2.5m x 1.6m	8'2" x 5'3"
Bathroom	2.3m x 1.6m	7'7" x 5'3"
Area	35.5 sq m	382 sq ft

FLAT 37 – Studio

Living Area	5.5m x 4.6m	18'1" x 15'1"
Kitchen	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'7" x 5'3"
Area	38 sq m	409 sq ft

FLAT 38 – Studio

Living Area	5.5m x 4.6m	18'1" x 15'1"
Kitchen	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'7" x 5'3"
Area	38 sq m	409 sq ft

FLAT 39 – Studio

Living Area	5.5m x 4.6m	18'1" x 15'1"
Kitchen	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'7" x 5'3"
Area	38 sq m	409 sq ft

FLAT 40 – Studio

Living Area	5.5m x 4.6m	18'1" x 15'1"
Kitchen	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'7" x 5'3"
Area	38 sq m	409 sq ft

FLAT 41 – Studio

Living Area	5.5m x 4.6m	18'1" x 15'1"
Kitchen	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'7" x 5'3"
Area	38 sq m	409 sq ft

FLAT 42 – Studio

Living Area	4.9m x 4.6m	16'1" x 15'1"
Kitchen	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.1m x 1.4m	6'11" x 4'7"
Area	38 sq m	409 sq ft

FLAT 43 – Studio

Living Area	5.5m x 4.6m	18'1" x 15'1"
Kitchen	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'7" x 5'3"
Area	38 sq m	409 sq ft

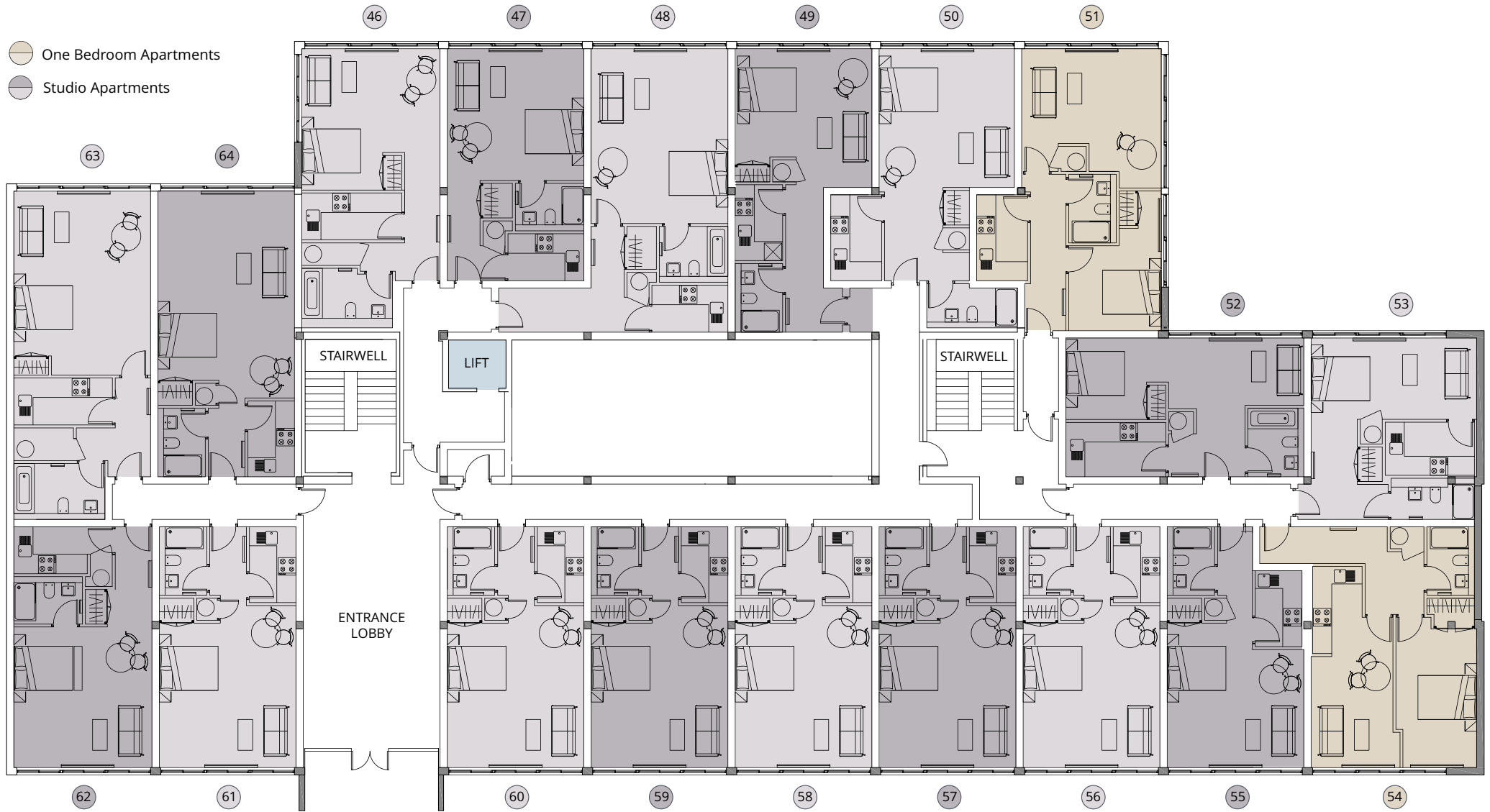
FLAT 44 – Studio

Living Area	4.9m x 4.6m	16'1" x 15'1"
Kitchen	3.2m x 1.6m	10'6" x 5'3"
Bathroom	2.3m x 1.6m	7'7" x 5'3"
Area	38 sq m	409 sq ft

FLAT 45 – One Bedroom

Living & Kitchen Area	4.8m x 4.7m	15'9" x 15'5"
Bathroom	3.1m x 1.6m	10'2" x 5'3"
Bedroom	4.6m x 3.2m	15'1" x 10'6"
Area	49 sq m	527 sq ft

GROUND FLOOR



TALBOT SKYLINE

FLAT 46 – Studio

Living	4.8m x 4.7m	15'9" x 15'5"
Kitchen Area	3.4m x 1.6m	11'2" x 5'3"
Bathroom	3.1m x 1.6m	10'3" x 5'3"
Area	42 sq m	452 sq ft

FLAT 47 – Studio

Living	4.7m x 4.5m	15'5" x 14'7"
Kitchen Area	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'7" x 5'3"
Area	36 sq m	387 sq ft

FLAT 48 – Studio

Living	5.9m x 4.6m	19'4" x 15'1"
Kitchen Area	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.9m	7'6" x 6'3"
Area	49 sq m	527 sq ft

FLAT 49 – Studio

Living	4.6m x 4.5m	15'1" x 14'9"
Kitchen Area	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.4m x 1.9m	7'11" x 6'3"
Area	39 sq m	420 sq ft

FLAT 50 – Studio

Living	4.7m x 4.6m	15'5" x 15'1"
Kitchen Area	2.9m x 1.7m	9'6" x 5'7"
Bathroom	3.1m x 1.3m	10'2" x 4'3"
Area	40 sq m	430 sq ft

FLAT 51 – One Bedroom

Living	4.7m x 4.2m	15'5" x 13'10"
Kitchen Area	2.9m x 1.7m	9'6" x 5'7"
Bathroom	2.3m x 1.6m	7'7" x 5'3"
Bedroom	4.8m x 3.1m	15'9" x 10'2"
Area	49 sq m	527 sq ft

FLAT 52 – Studio

Living	8.1m x 3.4m	26'6" x 11'2"
Kitchen Area	3.9m x 1.3m	12'10" x 4'3"
Bathroom	2.3m x 1.9m	7'6" x 6'3"
Area	38 sq m	409 sq ft

FLAT 53 – Studio

Living	5.6m x 2.8m	18'5" x 9'2"
Kitchen Area	3.0m x 1.8m	9'10" x 5'11"
Bathroom	2.9m x 1.4m	9'6" x 4'7"
Area	34 sq m	366 sq ft

FLAT 54 – One Bedroom

Living	5.1m x 2.8m	16'9" x 9'2"
Kitchen Area	2.1m x 1.7m	6'10" x 5'7"
Bathroom	2.3m x 1.6m	7'7" x 5'3"
Bedroom	4.7m x 2.7m	15'5" x 8'10"
Area	47 sq m	506 sq ft

FLAT 55 – Studio

Living	5.8m x 4.6m	19'1" x 15'1"
Kitchen Area	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'6" x 5'3"
Area	35.5 sq m	382 sq ft

FLAT 56 – Studio

Living	5.8m x 4.6m	19'1" x 15'1"
Kitchen Area	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'6" x 5'3"
Area	38 sq m	409 sq ft

FLAT 57 – Studio

Living	5.8m x 4.6m	19'1" x 15'1"
Kitchen Area	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'6" x 5'3"
Area	38 sq m	409 sq ft

FLAT 58 – Studio

Living	5.8m x 4.6m	19'1" x 15'1"
Kitchen Area	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'6" x 5'3"
Area	38 sq m	409 sq ft

FLAT 59 – Studio

Living	5.8m x 4.6m	19'1" x 15'1"
Kitchen Area	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'6" x 5'3"
Area	38 sq m	409 sq ft

FLAT 60 – Studio

Living	5.8m x 4.6m	19'1" x 15'1"
Kitchen Area	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'6" x 5'3"
Area	38 sq m	409 sq ft

FLAT 61 – Studio

Living	5.8m x 4.6m	19'1" x 15'1"
Kitchen Area	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'6" x 5'3"
Area	38 sq m	409 sq ft

FLAT 62 – Studio

Living	4.8m x 4.7m	15'9" x 15'5"
Kitchen	3.3m x 1.6m	10'6" x 5'3"
Bathroom	2.3m x 1.6m	17'7" x 5'3"
Area	38 sq m	409 sq ft

FLAT 63 – Studio

Living	6.2m x 4.6m	20'4" x 15'1"
Kitchen Area	3.3m x 1.6m	10'11" x 5'3"
Bathroom	3.3m x 1.8m	10'11" x 5'11"
Area	49 sq m	527 sq ft

FLAT 64 – Studio

Living	6.4m x 4.6m	21'0" x 1'1"
Kitchen	2.6m x 1.6m	8'5" x 5'3"
Bathroom	2.3m x 1.6m	17'7" x 5'3"
Area	45 sq m	584 sq ft

Plans not to scale and are for indicative purposes only. Measurements have been taken from plans and represent maximum dimensions, including into wardrobes. These dimensions may vary during construction.

LOWER GROUND FLOOR



TALBOT SKYLINE

FLAT 65 – Studio

Living	4.8m x 4.7m	15'9" x 15'5"
Kitchen Area	3.4m x 1.6m	11'2" x 5'3"
Bathroom	3.1m x 1.6m	10'3" x 5'3"
Area	42 sq m	452 sq ft

FLAT 66 – Studio

Living	4.6m x 4.5m	15'1" x 14'9"
Kitchen Area	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'7" x 5'3"
Area	36 sq m	387 sq ft

FLAT 67 – Studio

Living	5.6m x 4.6m	18'5" x 15'1"
Kitchen Area	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.9m	7'7" x 5'3"
Area	49 sq m	527 sq ft

FLAT 68 – Studio

Living	4.6m x 4.5m	15'1" x 14'9"
Kitchen Area	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.5m x 1.9m	8'2" x 6'3"
Area	39 sq m	420 sq ft

FLAT 69 – Studio

Living	4.7m x 4.1m	15'5" x 13'5"
Kitchen Area	2.9m x 1.7m	9'6" x 5'7"
Bathroom	3.1m x 1.3m	10'2" x 4'3"
Area	40 sq m	000 sq ft

FLAT 70 – One Bedroom

Living	4.7m x 4.2m	15'5" x 13'10"
Kitchen Area	2.9m x 1.7m	9'6" x 5'7"
Bathroom	2.3m x 1.6m	7'7" x 5'3"
Bedroom	4.8m x 3.1m	15'9" x 10'2"
Area	49 sq m	527 sq ft

FLAT 71 – Studio

Living	6.4m x 5.2m	21'0" x 17'1"
Kitchen Area	3.2m x 1.8m	10'6" x 5'11"
Bathroom	2.3m x 1.8m	7'7" x 5'11"
Area	50 sq m	538 sq ft

FLAT 72 – Studio

Living	5.8m x 4.6m	19'1" x 15'1"
Kitchen Area	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'7" x 6'11"
Area	38 sq m	409 sq ft

FLAT 73 – Studio

Living	5.8m x 4.6m	19'1" x 15'1"
Kitchen Area	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'7" x 6'11"
Area	38 sq m	409 sq ft

FLAT 74 – Studio

Living	5.8m x 4.6m	19'1" x 15'1"
Kitchen Area	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'7" x 6'11"
Area	38 sq m	409 sq ft

FLAT 75 – Studio

Living	5.8m x 4.6m	19'1" x 15'1"
Kitchen Area	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'7" x 6'11"
Area	38 sq m	409 sq ft

FLAT 76 – Studio

Living	5.8m x 4.6m	19'1" x 15'1"
Kitchen Area	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'7" x 6'11"
Area	38 sq m	409 sq ft

FLAT 77 – Studio

Living	5.8m x 4.6m	19'1" x 15'1"
Kitchen Area	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'7" x 6'11"
Area	38 sq m	409 sq ft

FLAT 78 – Studio

Living	5.8m x 4.6m	19'1" x 15'1"
Kitchen Area	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'7" x 6'11"
Area	38 sq m	409 sq ft

FLAT 79 – Studio

Living	5.8m x 4.6m	19'1" x 15'1"
Kitchen Area	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'7" x 5'3"
Area	38 sq m	409 sq ft

FLAT 80 – Studio

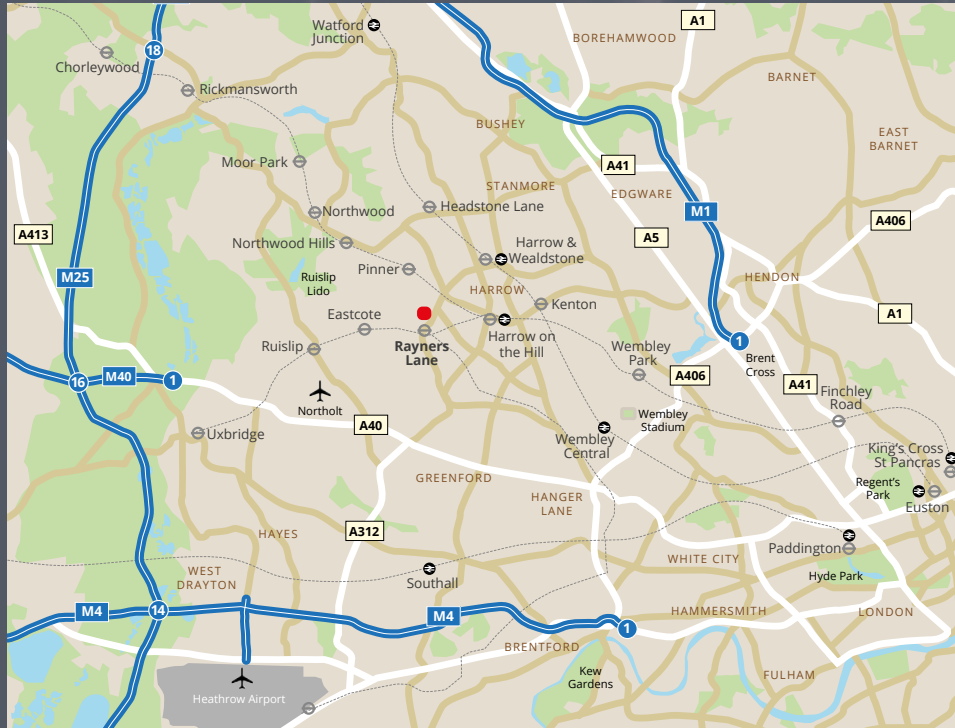
Living	4.8m x 4.7m	15'9" x 15'5"
Kitchen Area	2.5m x 1.6m	8'2" x 5'3"
Bathroom	2.3m x 1.6m	7'7" x 5'3"
Area	38 sq m	409 sq ft

FLAT 81 – Studio

Living	6.2m x 4.6m	20'4" x 15'1"
Kitchen Area	3.3m x 1.6m	10'11" x 5'3"
Bathroom	3.2m x 2.5m	10'6" x 8'2"
Area	49 sq m	527 sq ft

FLAT 82 – Studio

Living	6.4m x 4.6m	21'0" x 15'1"
Kitchen Area	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'7" x 5'3"
Area	45 sq m	584 sq ft



By Tube - Metropolitan and Piccadilly Lines

Harrow-on-the-Hill	4 minutes
Uxbridge	14 minutes
Baker Street	25 minutes
King's Cross St Pancras International	31 minutes
Piccadilly Circus	37 minutes
Knightsbridge	42 minutes
Heathrow Airport	54 minutes

By Road

Harrow Town Centre	1.9 miles
A40 (Target Roundabout)	3 miles
Ruislip Lido	4.6 miles
M25 (Junction)	8 miles
M1 (Junction 4)	7 miles
Westfield Shopping Centre	11 miles
Central London (Hyde Park)	14.3 miles

Airports

Northolt Airport	3 miles
Heathrow Airport	10 miles
Luton Airport	24 miles
Stansted Airport	48 miles
Gatwick Airport	50 miles



Help to Buy available

If you want to own a newly built home in London, you could borrow up to 40% of the purchase price from the Government with the London Help to Buy scheme. You would only need a 5% deposit and your mortgage would make up the rest.



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