



TALBOT SKYLINE

  
CCTV in  
Operation



  
**Andrew Pearce**  
PINNER

TALBOT SKYLINE, IMPERIAL DRIVE, HA2 7HA £225,000



A purpose built, contemporary studio apartment set within a stylish complex, created in 2018. The property would be an ideal first purchase, or for investors, the property would achieve £1200pcm.

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

The apartment features smart, contemporary interiors with neutral décor, along with high quality flooring and fixtures. The accommodation comprises: Entrance hallway, leading through to the spacious studio room, doubling up as the living / bedroom, with 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.

Talbot Skyline occupies a prime position, within a short stroll of Rayners Lane shops and Metropolitan/ Piccadilly line station. The flat would fetch £1200pcm in rent and thus presents a great opportunity for investment at 6.4% yield.

Offered for sale 'Chain Free'

**Leasehold – 118 years**

**Service Charge - £1654.80pa**

**Ground Rent - £300pa**

**Council Tax Band B - £1778.24pa**



GROUND FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



