



  
**Andrew Pearce**  
PINNER

IMPERIAL CLOSE, NORTH HARROW, HA2 7LW £350,000



**An impressive one double bedroom, ground floor garden maisonette situated on a quiet cul-de-sac. Chain free sale.**

Set on the ground floor, the property features a generous floorplan, with spacious living areas, a well proportioned double bedroom and a modern kitchen and bathroom.

The accommodation comprises: Private ground floor entrance, hallway, leading through to a sizeable front aspect living room. Further off the hallway to therear is the contemporary kitchen, fitted with a range of wall and base units, integrated oven and ample counter tops. A glazed door leads out to the rear garden.

The generous double bedroom is to the rear and completing the interior layout is the modern bathroom, with a fresh white suite, neatly finished with tiled walls, along with a separate W.C.

Outside, the property enjoys the benefit of off street parking to the front.

To the rear there is direct access to the private garden, which is unusually large for a flat / maisonette.

The garden features a patio area, a large expanse of lawn extending to circa 65 ft in length and a timber shed. 'Chain free' sale.

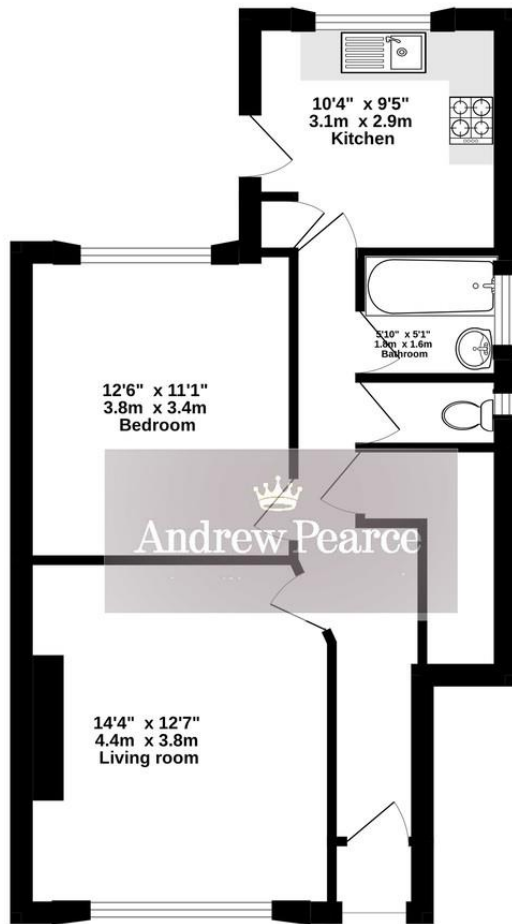
**Tenue: leasehold : 215 years unexpired**

**Service Charge : Nil**

**Ground rent : Nil**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.3 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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