



**Imperial Close, Harrow, HA2 7LN**

Guide Price £325,000 | Leasehold



**LAWRENCE RAND**



## Key Features & Descriptions:

- One double bedroom ground floor maisonette
- Spacious kitchen with direct access to private garden
- Modern fitted bathroom
- Own private entrance
- Comes with a long lease
- No upper chain

An attractive one-bedroom, purpose-built ground-floor maisonette, ideally suited to first-time buyers, downsizers or investors alike. The property enjoys its own private entrance, opening into a welcoming hallway that leads through to a bright and well-proportioned front-facing living room. The separate kitchen offers practical living space, while the generously sized double bedroom benefits from fitted wardrobes. A modern bathroom completes the internal accommodation.

One of the standout features of this home is its private section of the rear garden, providing a peaceful outdoor space ideal for relaxing or entertaining.

Further advantages include a long lease and no upper chain, making this an excellent opportunity for a smooth and straightforward purchase.

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**Nearest Stations:**

North Harrow (Metropolitan line) – 0.3 miles

Rayners Lane (Metropolitan & Piccadilly lines) – 0.4 miles

West Harrow (Piccadilly line) – 0.6 miles

**Verified Material Information:**

Council Tax band: C, London Borough of Harrow

Tenure: 167 remaining on lease

EPC Energy Efficiency Rating: D

**Suppliers:**

Electricity supply: Mains,

Water supply: Mains water

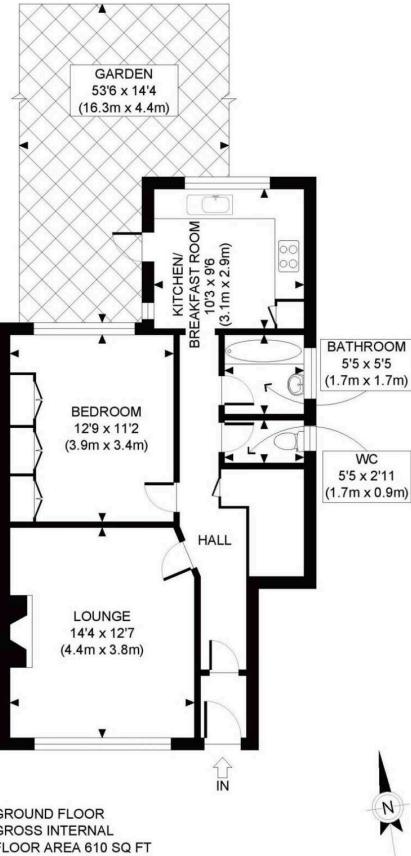
Sewerage: Mains

Heating: Gas Central

**Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 – Excellent, Vodafone – Excellent,

Three – Excellent, EE Excellent



APPROX. GROSS INTERNAL FLOOR AREA: 610 SQ FT/ 57 SQM

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ONE STOP SHOP FOR PROPERTY MARKETING

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