



**Imperial Close, North Harrow**

**£359,950 Leasehold**

**Rawlinson Gold are pleased to offer for sale this rarely available and attractive two bedroom maisonette set within a most sought after cul de sac location very conveniently positioned for both North Harrow and Rayners Lane's Metropolitan/Piccadilly Line Stations and shopping facilities. The property has been well maintained and features an attractive rear garden and a long lease of 945 years.**

**EPC - D**

• Well maintained first floor maisonette • Two bedrooms • Double glazed windows • Gas central heating • Attractive rear garden • Long 900+ year lease • Low outgoings • Sought after cul de sac location • Close to both Rayners lane and North Harrow Stations • Convenient for shopping facilities





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### **Internal**

The attractive entrance comprises of a wood effect UPVC front door giving access to the private ground floor lobby area with further secure door giving access to the rear garden. The internal staircase rises to the first floor hallway with doors to all rooms including the spacious front aspect sitting room, good sized kitchen, two bedrooms plus the separate bathroom and w.c.

### **Outside**

Accessed via a secure gate and door, the very well maintained rear garden is laid to lawn with flower bed borders housing plants and shrubbery. There are newly refurbished brick built storage cupboards for garden implements etc.

LEASEHOLD with a lease of 999 years from 25th December 1963.

GROUND RENT: £20 Per Annum

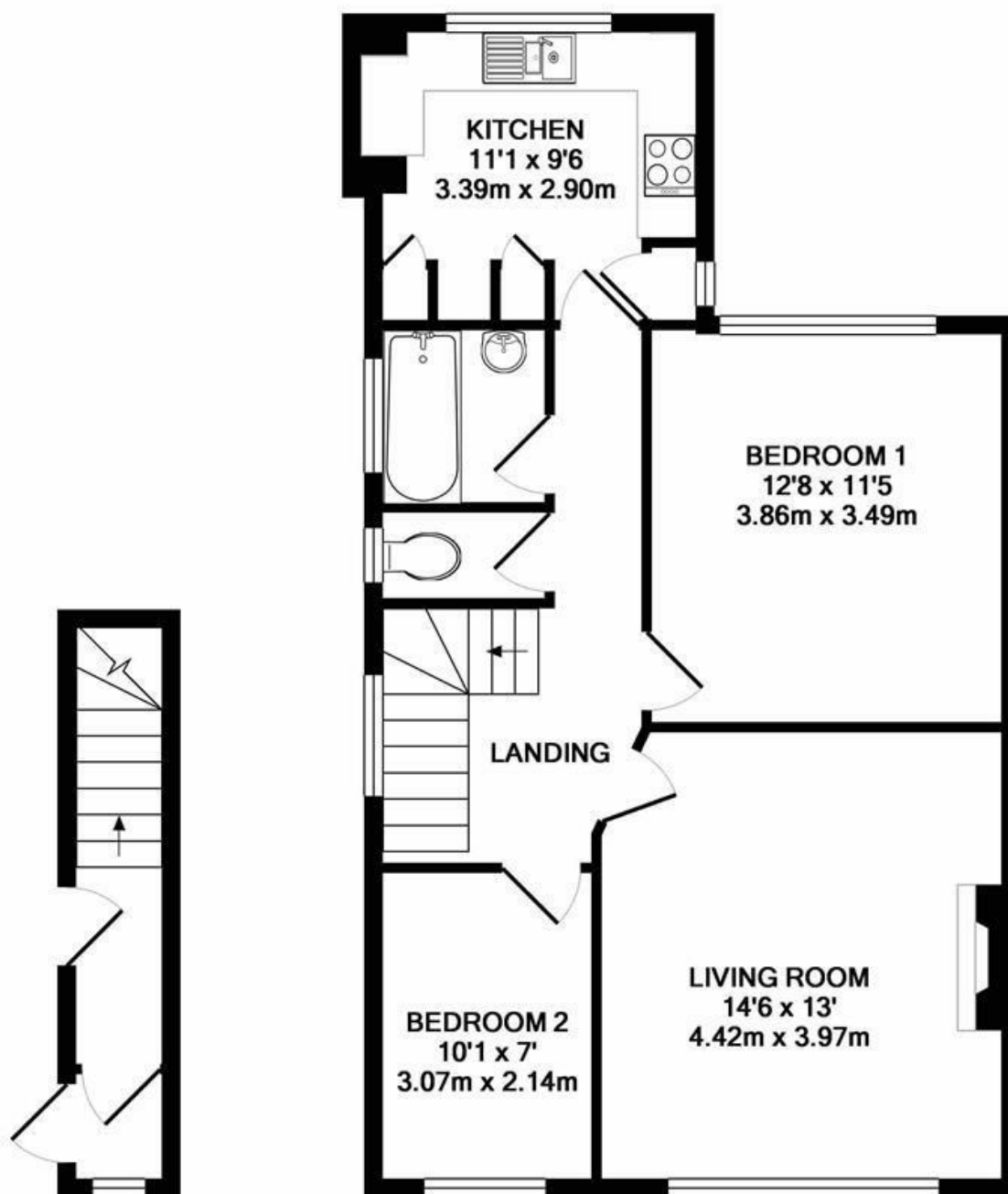
### **Contact Rawlinson Gold**

If you would like to discuss any aspect of this property or to arrange a viewing, we can be contacted by telephone on 020 866 2300 or alternatively via email at [pinner@rawlinsongold.co.uk](mailto:pinner@rawlinsongold.co.uk)









GROUND FLOOR  
APPROX. FLOOR  
AREA 59 SQ.FT.  
(5.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 645 SQ.FT.  
(59.9 SQ.M.)

**TOTAL APPROX. FLOOR AREA 704 SQ.FT. (65.4 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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