





54 Talbot Skyline, 204-226 Imperial Drive

£259,950 Leasehold

Chain Free • One Bedroom Apartment • Open Plan Living Area • Lease Remaining: Approx. 114 Years • Service Charge: £1, 990 PA • Ground Rent: Approx. £350 PA • Stylish Bathroom Suite • Allocated Parking Space • With Lift Access • Located Within 2 Minutes' Walk to Rayners Lane tube Station • **Allocated parking**

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A beautifully presented and well-maintained **one-bedroom apartment**, ideally situated just a **two-minute walk from Rayners Lane Underground Station** and the vibrant High Street, offering excellent transport links, shops, cafés and restaurants. The property features a **bright open-plan living and dining area**, a contemporary fitted kitchen, a spacious double bedroom with fitted wardrobes and a stylish bathroom suite. Further benefits include **secure allocated parking, lift access** and approximately **506 sq ft of well-planned living space**. An excellent opportunity for **first-time buyers, professionals or investors**, with the property currently achieving a rental income of **£1,400 PCM**.

Approximate Measurements: Open-Plan Living Area: 5.1m × 2.8m (16'9" × 9'2") Kitchen: 2.1m × 1.7m (6'10" × 5'7") Bathroom: 2.3m × 1.6m (7'7" × 5'3") Bedroom: 4.7m × 2.7m (15'5" × 8'10") Approximately Total Area: 47 sq m / 506 sq ft







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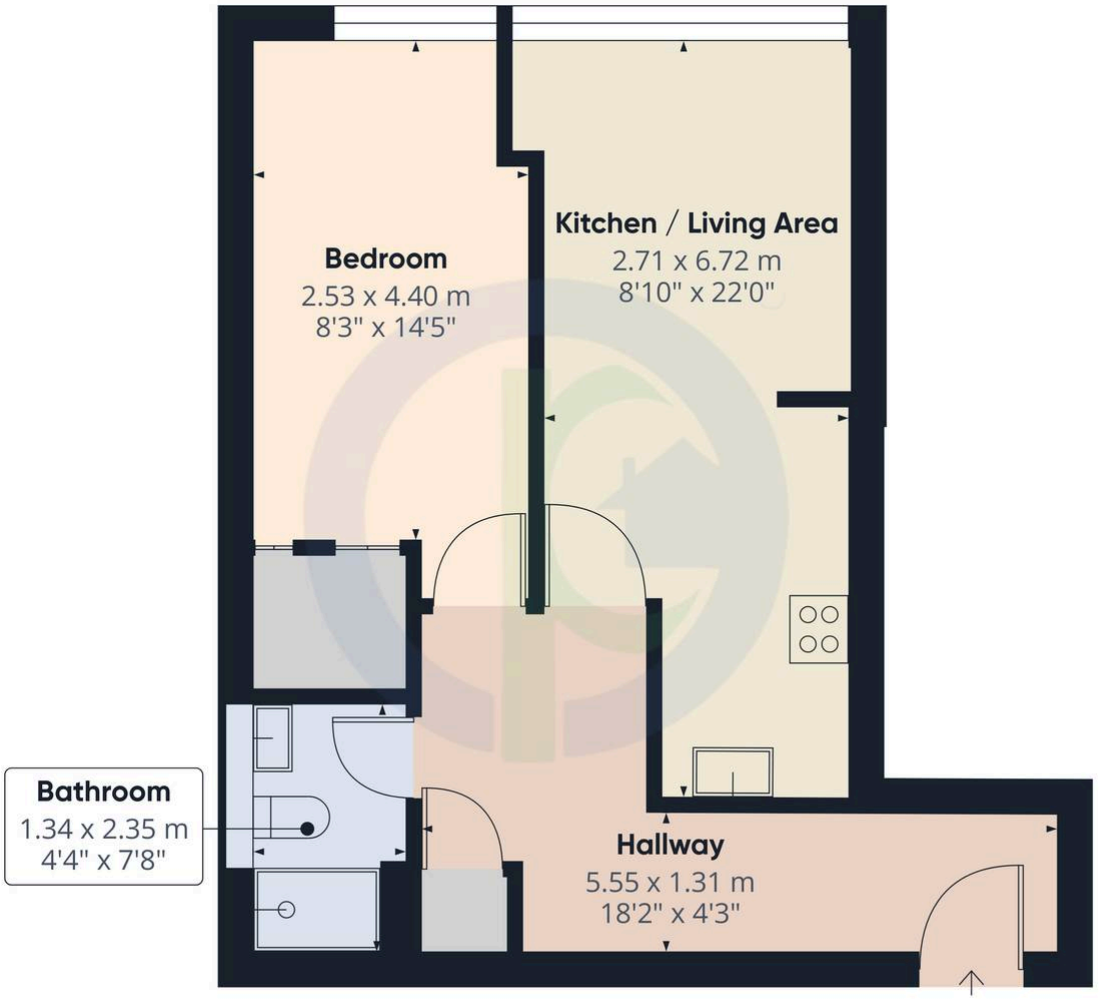

Approximate total area(1)

44.2 m²

475 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Disclaimer:

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