



Meadow Gate, Corbins Lane, Harrow HA2 8ET

Asking Price £250,000





Corbins Lane

Harrow, HA2 8ET

- Charming One-Bedroom First-Floor Flat
- One Spacious Bedroom
- Communal Gardens
- Purpose Built Flat
- Open plan living area/kitchen
- Part Tiled Bathroom
- Allocated Parking
- 109 years Lease Remaining

A well-presented one-bedroom first-floor flat situated within a purpose-built development in Harrow, just a short walk from South Harrow Underground Station (Piccadilly Line). This bright and airy home features an open-plan living space with double doors opening onto communal gardens, a fitted kitchen, a generously sized double bedroom, and a modern part-tiled bathroom with shower cubicle. Additional benefits include allocated parking, gas central heating, double glazing, a long lease of approximately 109 years, and close proximity to local shops, supermarkets, and outstanding schools such as Whitmore High and Rooks Heath College. Ideal for first-time buyers or investors.



INTERNALLY

Upon entering the property, you are greeted by a central entrance hall, providing access to all rooms. The master bedroom is generously sized and benefits from ample natural light. The front room offers a versatile living and dining space with double doors that open onto the communal garden. The open plan reception room is also joint to the kitchen, featuring essential fittings and storage. The shower room is conveniently located off the hallway, fitted with a tiled suite including shower cubicle, WC, and wash basin.

EXTERNALLY

Allocated Parking and a communal garden





LOCATION

South Harrow Underground Station (Piccadilly Line) just a short walk away—making it ideal for commuters heading into Central London. The area is well served, Aldi, Iceland, Asda, and several convenience stores are all within walking distance, making grocery shopping easy and accessible. Rooks Heath College and Whitmore High School, both also rated 'Outstanding', provide excellent options for secondary education.

ADDITIONAL INFORMATION

Lease years remaining - 109 years

Service charge - £1796.00

Ground rent - £495.00 per annum

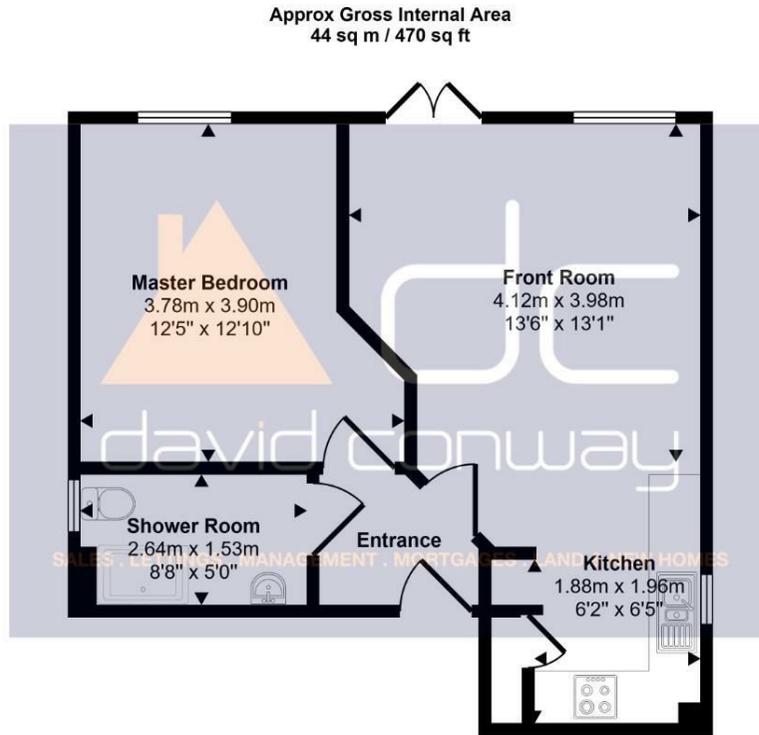
Council Tax Band - C

Leasehold





Floor Plans



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

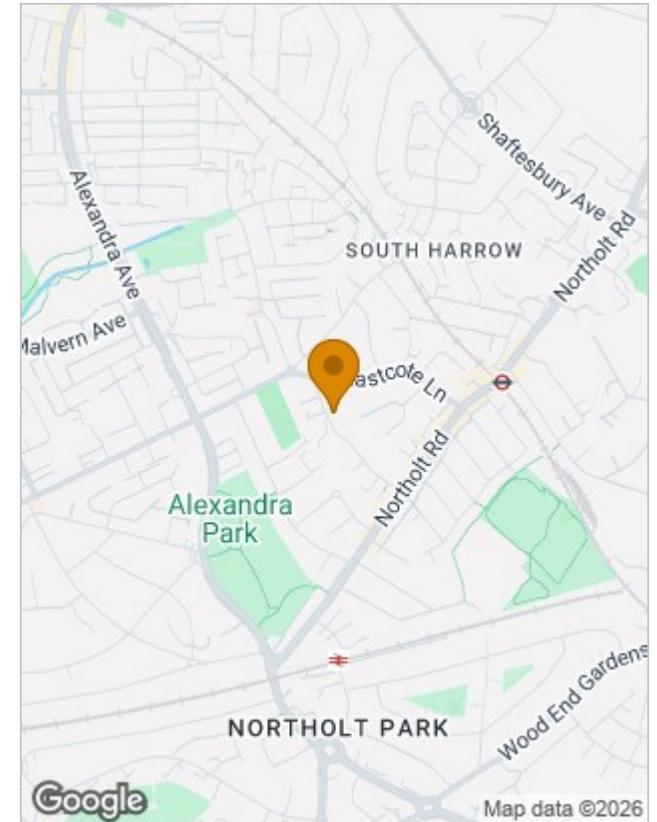
Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	