



Meadow Gate Meadow Gate, Corbins Lane, Harrow, HA2 8ET

**Offers In Excess Of £290,000**



## Meadow Gate Meadow Gate, Corbins Lane, Harrow, HA2 8ET

A well-presented two-bedroom, top-floor purpose-built flat located in Corbins Lane, Harrow, HA2 8ET. The property features a bright and spacious reception room, a fitted kitchen with modern appliances, a part-tiled bathroom, gas central heating, and 103 years remaining on the leasehold. It includes allocated parking and access to communal gardens. Conveniently situated near South Harrow's Piccadilly Line Tube Station, local bus services, and shopping amenities such as Aldi, Asda, and Iceland. Nearby schools include The Welldon Park Academy and Heathland School.

- Purpose Built Flat
- Chain Free
- Two Bedrooms
- Reception Room
- Fitted Kitchen
- Bathroom
- Communal Gardens
- Allocated Parking
- Leasehold 103 Years Remaining
- Gas Central Heating



**SECURE YOUR  
OFFER TODAY  
WITH A RESERVATION  
DEPOSIT**



Terms apply

**INTERNALLY**

This is a two-bedroom purpose-built flat located on the top floor (third). The front door leads into a hallway with a door leading off into a bright and airy, spacious reception room. To the rear is the fitted kitchen comprising matching wall and base units, a gas hob with an extractor fan over, a built-under oven, and a wall-mounted boiler. There are two bedrooms and a part-tiled bathroom.

**EXTERNALLY**

Allocated parking and communal gardens.

**LOCATION**

Meadow Gate is located on Corbins Lane, South Harrow in a very convenient position with South Harrow's shopping centre, bus services and Piccadilly Line Tube Station just a short walk away. There are a number of local shops and amenities which include Aldi, Asda and Iceland. local schools include The Welldon Park Academy 0.2 miles away, Seva Education 0.3 miles away, Heathland School 0.5 miles away and Alexandra School 0.5 miles away.

**ADDITIONAL INFORMATION**

Council Tax Band C - £2,129.65  
Leasehold 103 Years Remaining  
Ground Rent £225.00 per annum  
Service Charge £1,800.00 per annum  
(All above as advised)

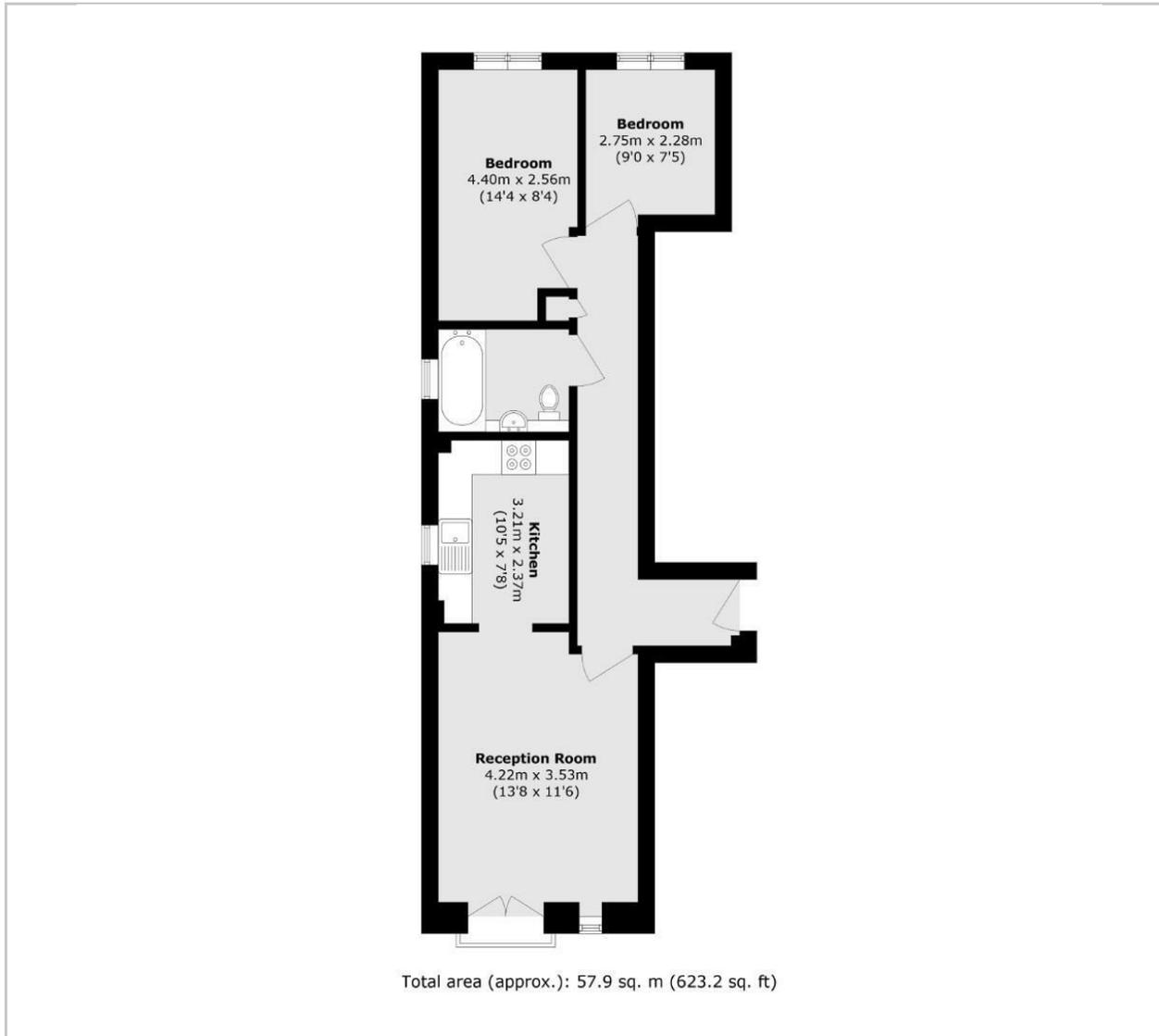
please note: Images contain digitally added furniture and decor and are intended to show the property's potential.



**Council Tax Band: C**

Leasehold

## Floor Plan



## Viewing

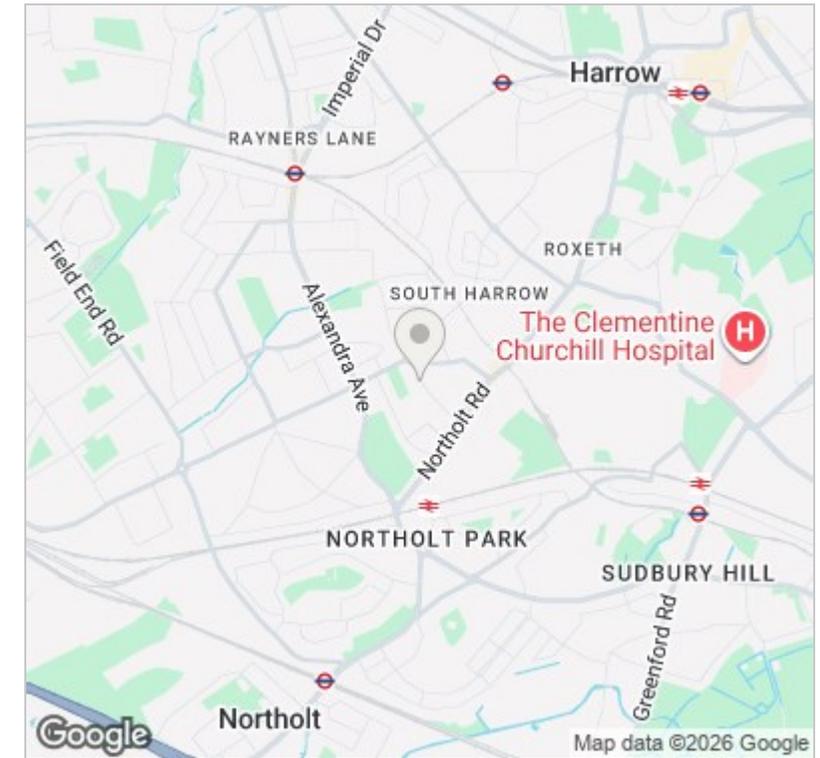
Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. Images may contain digitally added furniture and decor and are intended to show the property's potential. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order. A £2,000 reservation deposit is payable to secure the sale. This deposit forms part of the purchase funds and will be allocated on completion. The reservation deposit is subject to terms and conditions

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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	