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COLBECK ROAD, WEST HARROW, MIDDLESEX, HA1 4BS



GUIDE PRICE....£300,000....LEASEHOLD

The property is a bright and well presented one double bedroom first floor conversion (517 sq.ft/48 sq.m) which is located in this popular location within walking distance to both West Harrow and Harrow on the Hill Town Centres with their vast array of shops, restaurants, coffee houses and the Metropolitan Line Tube Stations. The accommodation comprises of communal entrance with own front door and stairs leading to first floor landing, open plan lounge/kitchen, large double bedroom and recent modernised bathroom/WC. The property benefits from a long lease of 990 years plus unexpired, freehold interest of the whole building and potential for a loft conversion (subject to planning permission).

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COUNCIL TAX

London Borough of Harrow - Band C - £2,232.06

LEASE

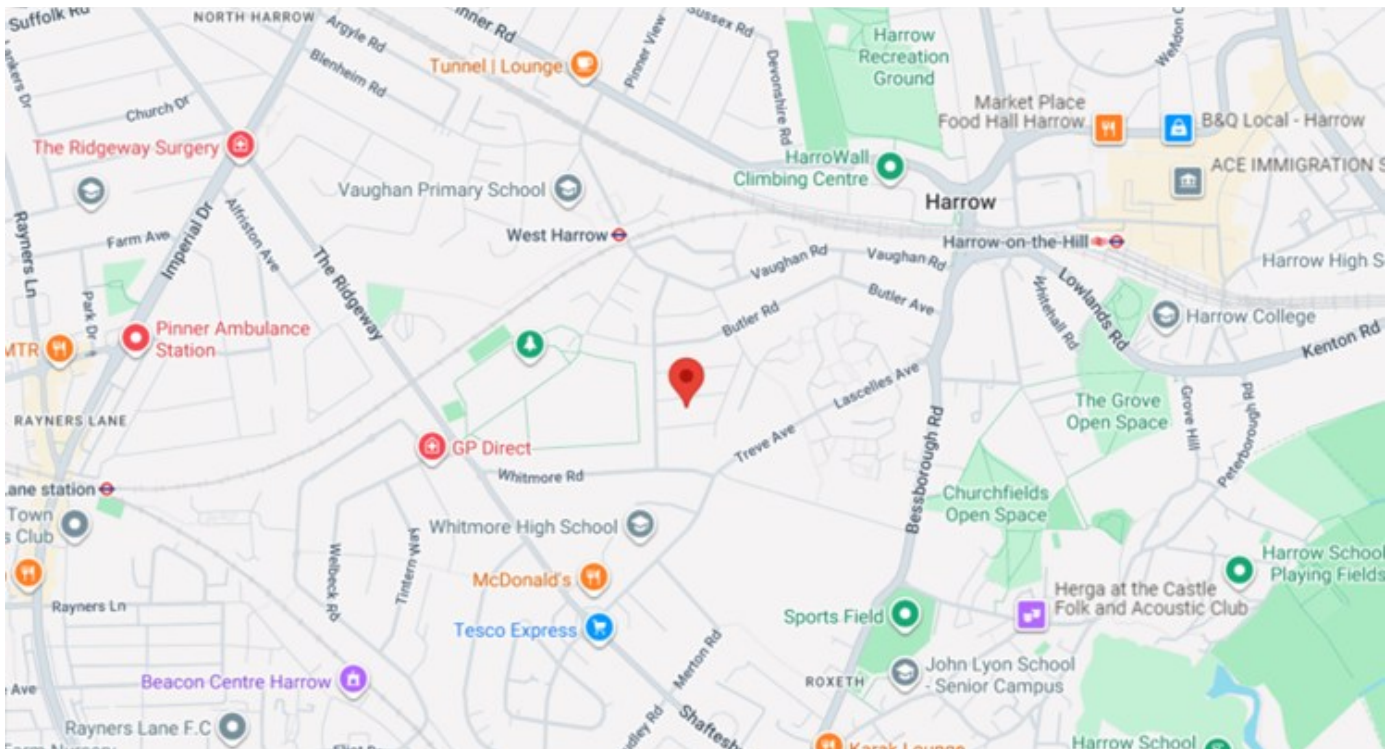
Lease - 990 years

LOCAL SCHOOLS

Vaughan Primary School - 0.3 Miles
St Anselm's Catholic Primary School - 0.46 Miles
Whitmore High School - 0.22 Miles
The Jubilee Academy - 0.55 Miles

LOCAL TRANSPORT

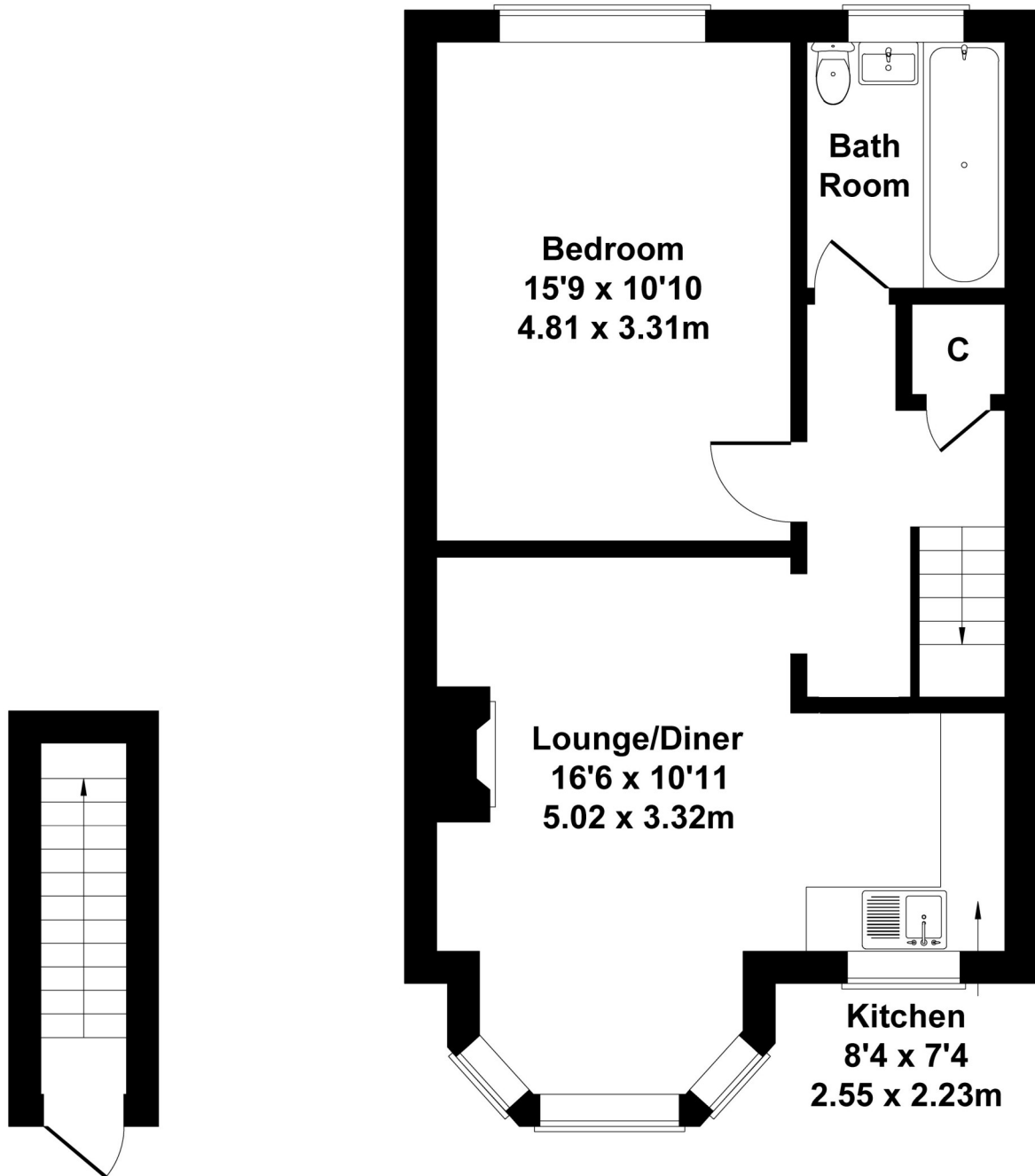
West Harrow Station (Metropolitan Line) - 0.3 Miles
Harrow-on-the-Hill (Metropolitan Line/Overground) - 0.8 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Colbeck Road

Approximate Gross Internal Area
517 sq ft - 48 sq m



GROUND FLOOR FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.