



Tranquil Lane, Harrow, HA2 0GX
£375,000

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- Ground Floor Apartment
- Two Bathrooms
- Private Balcony / Patio
- Ideal For First Time Buyers / Investors
- Two Double Bedrooms
- Walking Distance To Station
- Secure Gated Parking
- Chain Free

Description

Presented in good condition throughout, this attractive home provides a great opportunity for first-time buyers or down sizers.

The property comprises a reception and dining room that flows into a fitted kitchen, creating a practical and sociable layout ideal for everyday living. There are two well-proportioned bedrooms, with the master bedroom benefiting from an ensuite and access to a private patio area, while a family bathroom serves the second bedroom.

Situation

Located in the modern and well-maintained development of Calla Court, Tranquil Lane, this property benefits from a convenient position within Harrow offering excellent access to local amenities, schools, and transport links. Commuters are well served by nearby stations including South Harrow Station (Piccadilly Line) and Rayners Lane Station (Metropolitan and Piccadilly Lines), providing easy routes into Central London and surrounding areas. Families will appreciate the selection of well-regarded schools in the vicinity, such as Heathland School, Alexandra School, and Grange Primary School. Residents are also within easy reach of the shops, cafés, restaurants, and everyday conveniences along South Harrow High Street and the wider shopping and leisure facilities of Harrow Town Centre, while nearby green spaces such as Roxbourne Park provide pleasant outdoor areas for walking, recreation, and family activities.



Calla Court, HA2
Approximate Area = 780 sq ft / 72.5 sq m
For identification only - Not to scale

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026.
Produced for Allday & Miller.

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A map of the Rayners Lane area. A green pin marks a location on Rayners Ln. To the north is a red circle with a white 'X' icon labeled 'GP Direct'. To the south is a red circle with a white 'H' icon labeled 'Roxbourne Medical Centre'. Other labels include 'Rayners Lane', 'Clitheroe Ave', 'Newton Farm Ecology Park', 'Eliot Dr', 'Coles Cres', 'Tintern Way', and 'Welbeck Rd'. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		85	85
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales EU Directive 2002/91/EC			

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