



Clearview Court, Corbins Lane, HA2 8FJ

Asking Price £235,000



## Corbins Lane, Harrow, HA2 8FJ

This modern one-bedroom third-floor flat at Clearview Court, Corbins Lane, Harrow, HA2 8FJ. With 113 years remaining on the lease, this property is ideal for first-time buyers or investors, offering excellent transport links and amenities. **NOTICE OF OFFER**

Property Address: Clearview Court, 95 Corbins Lane  
We advise that an offer has been made for the above property in the sum of £235,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: David Conway Estate Agents, 269, Northolt Road, South Harrow, HA2 8HS

Agents Telephone Number: 020 8422 5222

- Third Floor Flat
- One Double Bedroom
- Open Plan Reception/Kitchen
- Balcony
- Bathroom
- Gas Central Heating
- Double Glazed Windows
- Lift & Entryphone System
- Ideally Located for Shops and Transport
- Lease Remaining 113 Years



**Council Tax Band: C**

Leasehold



### **INTERNALLY**

Third floor purpose built flat with lift and entryphone system. Front door opens into hallway with doors leading to:- open plan reception/kitchen, the reception area has dual full height window and glazed door opening onto the balcony. The kitchen area has wall and base units, built under oven with electric hob and extractor over. Double bedroom with large window, bathroom with panel enclosed bath, pedestal basin and WC. The property has gas central heating and double glazing.

### **EXTERNALLY**

Balcony.

### **LOCATION**

Clearview Court is ideally located in the centre of South Harrow, just a couple of minutes to Aldi Supermarket, local shops, restaurants and transport links, South Harrow Piccadilly Line Station is within 500 meters.

### **ADDITIONAL INFORMATION**

Council Tax Band C - £2129.65

Leasehold 113 Years remaining on lease

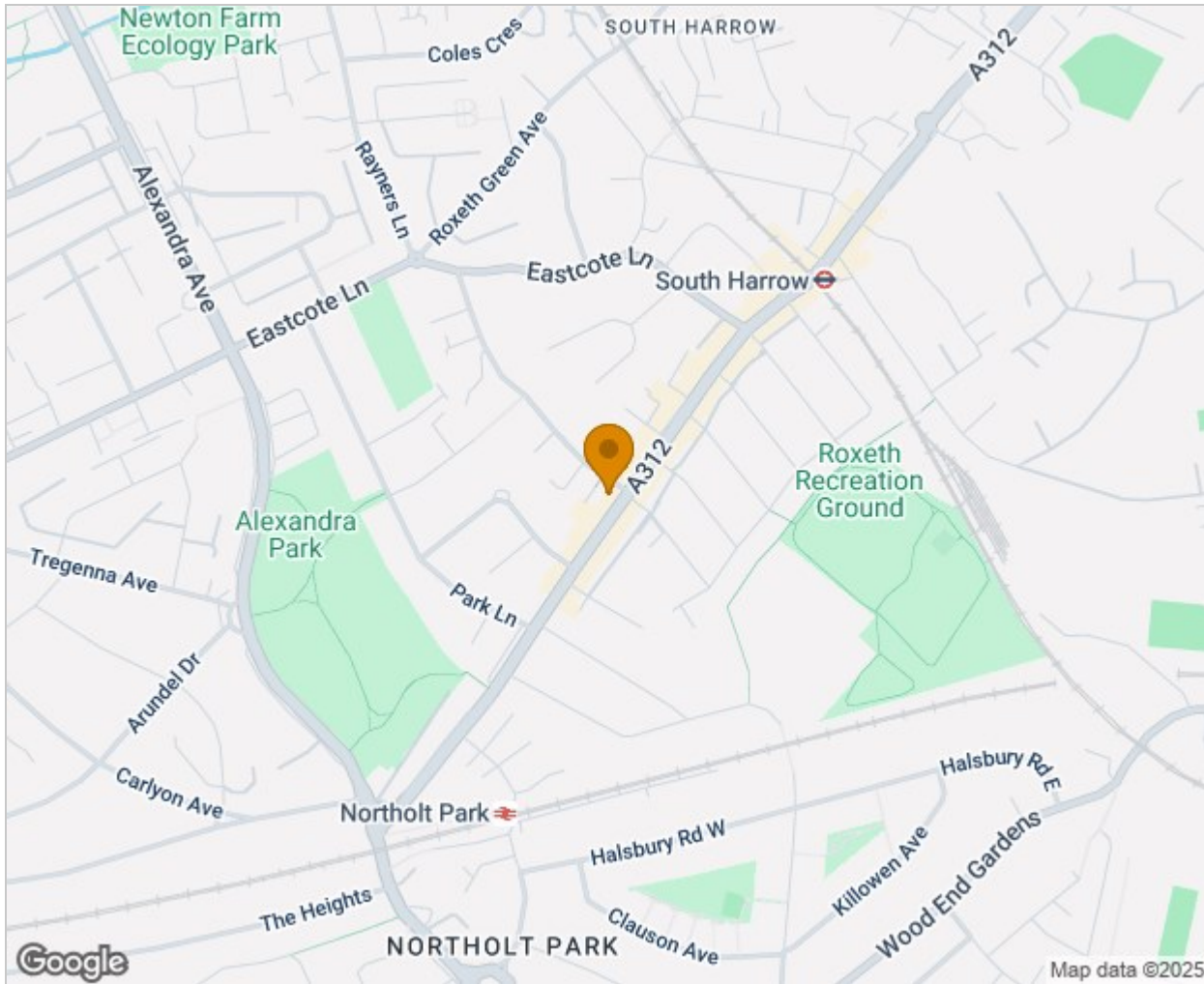
Ground Rent - £100.00 per annum

Service Charge - £1730.52per annum

(All as advised by vendor)




## 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>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</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	

## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

269 Northolt Road, Harrow, Middlesex, HA2 8HS

Tel: 02084225222 Email: [sales@davidconway.co.uk](mailto:sales@davidconway.co.uk) <https://www.davidconway.co.uk/>