



Corbins Lane, Harrow, HA2 8FJ

Asking Price £252,000



## Corbins Lane, Harrow, HA2 8FJ

This modern one-bedroom third-floor flat at 29 Corbins Lane, Harrow, HA2 8FJ boasts an open-plan reception/kitchen area with full-height windows leading to a balcony. The property features a double bedroom, contemporary bathroom, gas central heating, double glazing, and secure entryphone access. Located in the heart of South Harrow, it's just minutes from Aldi, local shops, restaurants, and South Harrow Piccadilly Line Station. With 113 years remaining on the lease, this property is ideal for first-time buyers or investors, offering excellent transport links and amenities.

- 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 - £2,032.00

Leasehold 113 Years remaining on lease

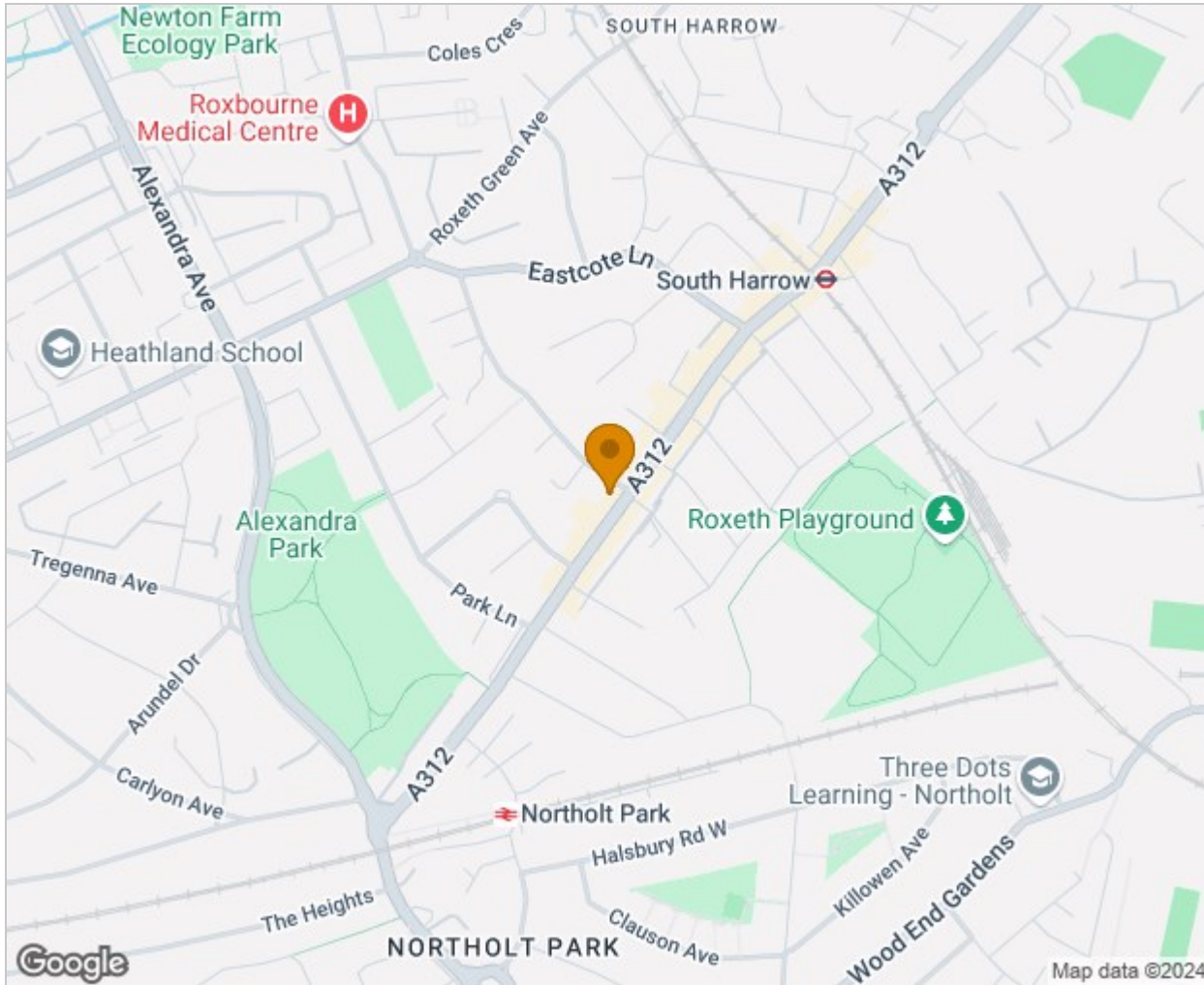
Ground Rent - £100.00 per annum

Service Charge - £1730.52per annum

(All as advised by vendor)




## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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.

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