



Meadow Gate, Corbins Lane, Harrow, HA2 8ET

Asking Price £275,000



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

This well-presented one-bedroom, first-floor flat in the sought-after Meadow Gate development on Corbins Lane, Harrow (HA2 8ET) offers a spacious double bedroom, a bright reception room with a Juliet balcony, a fitted kitchen, and a part-tiled bathroom. Additional features include double glazing, gas central heating, allocated parking, and access to communal gardens. Conveniently located near South Harrow's Piccadilly Line Tube Station, the property benefits from excellent transport links and proximity to local supermarkets such as Aldi, Asda, and Iceland. Nearby schools include The Welldon Park Academy (0.2 miles), Seva Education (0.3 miles), Heathland School (0.5 miles), and Alexandra School (0.5 miles). The leasehold property has 102 years remaining, with a council tax band of C (£2,032.28 per annum), a ground rent of £275 per annum, and a service charge of £1,800 per annum, making it an excellent opportunity for first-time buyers or investors.

- Purpose Built Flat
- First Floor
- One Double Bedroom
- Reception Room
- Fitted Kitchen
- Juliet Balcony
- Part Tiled Bathroom
- Allocated Parking
- Communal Gardens
- Leasehold 102 Years Remaining



## INTERNALLY

This is a one bedroom flat situated on the first floor in a sought after purpose built block. The flat door leads into hallway with doors leading off into a reception room with arch into the fitted kitchen comprising of matching wall and base units, gas hob with an extractor fan over, built-in oven and a stainless sink. The reception room also benefits from a Juliet balcony. The large double bedroom is bright and airy and has a rear window overlooking the communal grounds. The part tiled bathroom comprises of a panel enclosed bath and vanity unit with built in WC and sink. The flat features double glazing and gas central heating throughout.

## EXTERNALLY

Allocated parking  
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

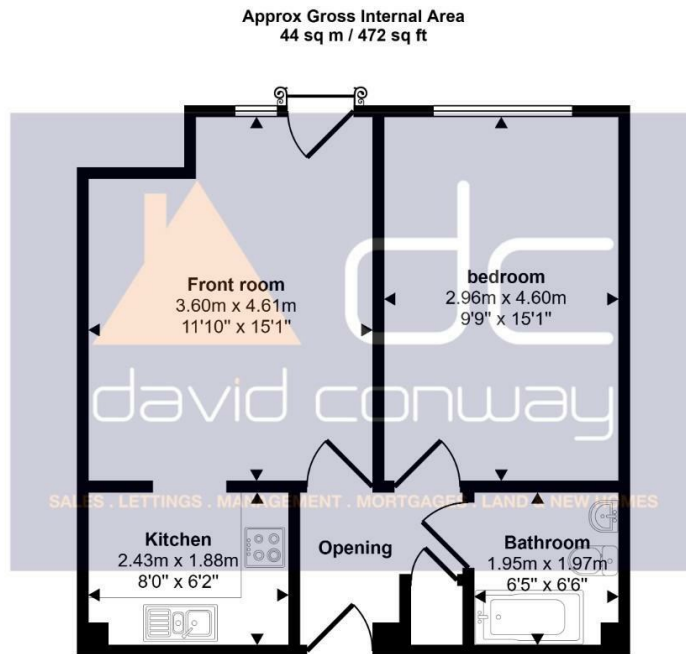
Council Tax Band C - £2,032.28  
Lease remaining 103 years  
Ground Rent - £275.00 per annum  
Service charge - £1,800.00 per annum  
(All above as advised)

**Council Tax Band: C**

Leasehold



## Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

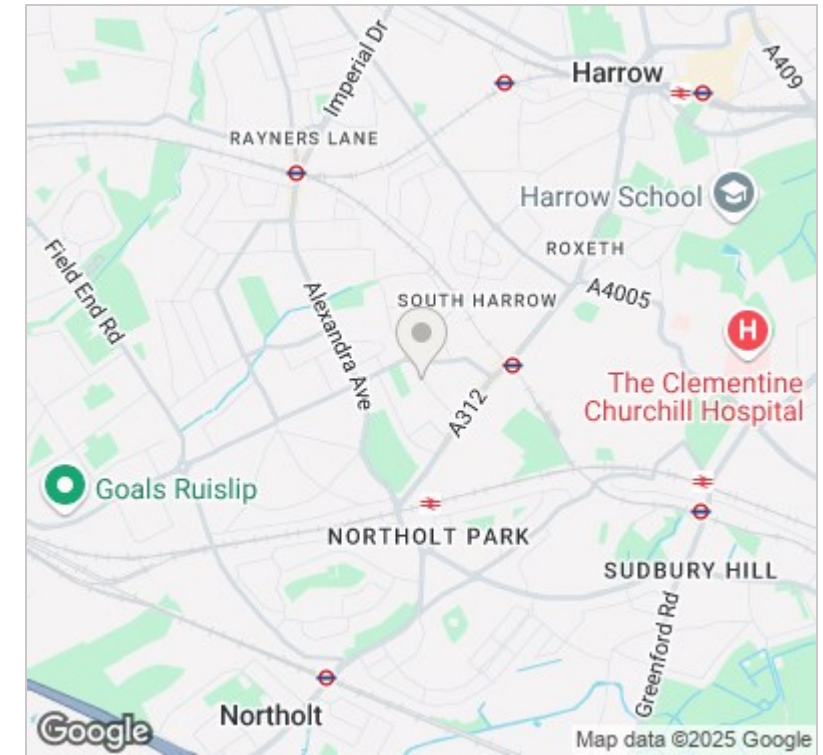
Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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## 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>	75	80
(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	