



**Corbins Lane, Harrow  
Middlesex HA2 8ET**

**Price £245,000**

Presenting this well presented one bedroom second floor flat located in a quiet cul-de-sac location off Corbins Lane very close to South Harrow underground station (London Underground - Piccadilly line)

Comprises of bedroom, modern fitted kitchen, contemporary bathroom suite, good size 15' 1" lounge with double glazed doors to Juliet balcony, double glazing, gas central heating, video phone entry system, loft space, communal garden and, allocated parking for one car, kitchen features a range of wall and base level units with roll top work surfaces, one and a half bowl stainless steel sink with drainer, four hob gas cooker with oven below and overhead extractor fan, plumbed for washing machine, space for fridge/ freezer, spot lighting, part tiled walls, tiled flooring, power point.

Conveniently located with an array of local amenities close by, providing excellent road links and access to transport with train services to Central London within walking distance.



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>	79	79
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

