



Corbins Lane, South Harrow, HA2 8EN

Asking Rent

£2,100 pcm

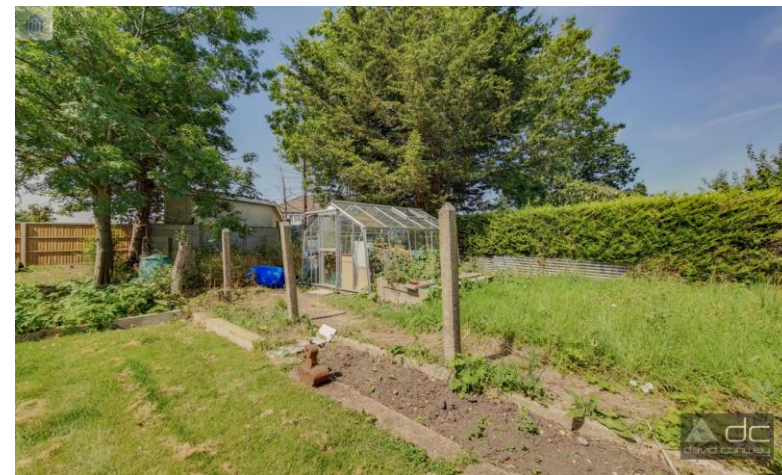


- DETACHED HOUSE
- 3 DOUBLE BEDROOM
- 31'3 X 14'11 RECEPTION/DINING ROOM
- LUXURY FITTED KITCHEN
- AMPLE OFF STREET PARKING
- LARGE GARDEN WITH ALLOTMENT
- GAS CENTRAL HEATING & DOUBLE GLAZED
- CCTV & VIDEO ENTRY
- CLOSE TO TUBE & BUS
- AVAILABLE FROM END OF AUGUST

Property Description

Rarely available and very well presented spacious three double bedroom detached house over three storeys with CCTV and video-entry system. Benefitting from two bathrooms rooms, ample off-road parking and a generous 160' rear garden including allotment area. Consisting of a 31'3 x 14'11 reception room with wood flooring, 15'11 x 8'2 luxury fitted kitchen with integrated washing machine, dish washer, electric oven, gas hob with extractor over and fridge/freezer with tiled splashback and flooring and substantial cupboard space. The first floor consists of two double bedrooms measuring 14'10 x 11'9 and 11'11 x 10'0, both with bespoke fitted wardrobes and a modern fully tiled family bathroom with wall-hung vanity unit, concealed cistern w.c., bath with shower over and ladder radiator. The second floor contains the main bedroom measuring 20'11 x 14'2 with fitted wardrobes, eaves storage and a luxury en-suite fully tiled shower room with double shower enclosure, rainfall shower head and hand attachment, vanity wash hand basin and w.c.





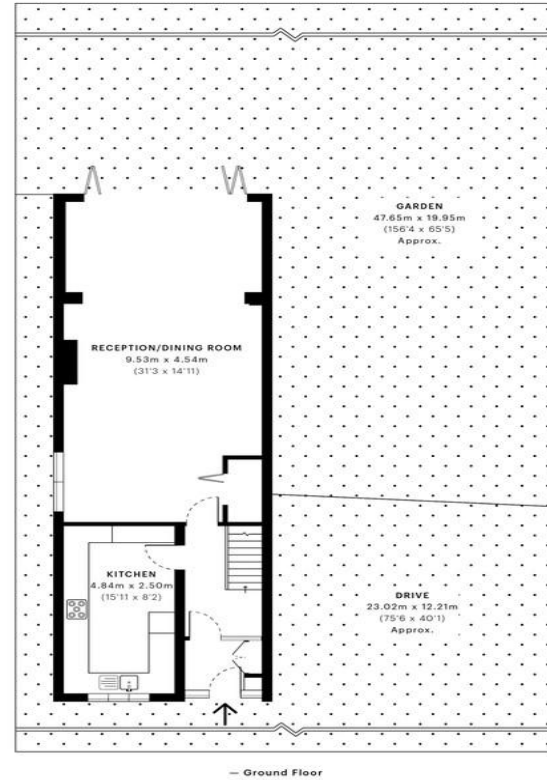
Gas central heating and double glazed. Unfurnished.
Available end August. Ideally situated just 0.4 mile from
South Harrow's Piccadilly Line tube and bus stations, local
shops and restaurants. Viewing highly recommended.



Corbins Lane, HA2

CAPTURE DATE 23/07/2021 LASER SCAN POINTS 17,776,385

GROSS INTERNAL AREA
140.91 sqm / 1516.74 sqft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

GROSS INTERNAL AREA (GIA)
The footprint of the property
140.91 sqm / 1516.74 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
130.64 sqm / 1406.20 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 m
5.47 sqm / 58.88 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL 136.72 sqm / 1471.64 sqft
IPMS 3C RESIDENTIAL 130.71 sqm / 1406.95 sqft

spec id: 60f9836f39e0c50e620ace0e



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