



HERGA COURT, SUDBURY HILL, HARROW

£425,000

A stunning two double bedroom third floor flat in a prestigious development moments away from Harrow-on-the-Hill. Herga Court is accessed via a private road off of Sudbury Hill. A highly coveted residential location just a short walk away from the stylish wine bars, restaurants and cafes that adorn Harrow-on-the-Hill. The world famous Harrow School and a number of highly regarded private schools are nearby. Public transport is easily accessible and the nearest stations are Sudbury Hill (National Rail and Piccadilly Line) which provide regular services to Marylebone, Baker Street, Central London and Harrow-on-the-Hill tube station providing access to the Metropolitan line. Benefits include a modern fitted kitchen, gas central heating, Georgian style double glazing, entry phone system, unlimited use of private onsite tennis courts, well maintained communal gardens and off street parking.

- TWO DOUBLE BEDROOM THIRD FLOOR APARTMENT
- MAINTAINED COMMUNAL GROUNDS WITH AMPLE PARKING AND USE OF TWO TENNIS COURTS
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- CONTEMPORARY BATHROOM SUITE
- INTERCOM SYSTEM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- BUILT IN STORAGE
- LONG UNEXPIRED LEASE
- DOUBLE ASPECT LIVING ROOM
- SOUGHT AFTER DEVELOPMENT

Ground Floor

Communal Entrance

Communal entrance via front aspect door, wall mounted intercom, stairs to all floors.

Third Floor

Hallway

Entrance into hallway via side aspect door, wall mounted phone entry system, spot lighting, dado rail, two fitted storage cupboards, with shelving and wall mounted meters, double radiator, power points, wall mounted thermostat, laminate and carpeted flooring.

Living Room

15' 5" x 11' 3" (4.70m x 3.43m) Side and rear aspect double glazed windows, coved ceiling, double radiator, power points, TV aerial, phone point, carpeted flooring.

Kitchen

9' 10" x 7' 10" (3.00m x 2.39m) Front aspect double glazed window, side aspect door leading to communal staircase, range of wall and base level units with roll top work surfaces, integrated gas hob with oven below and overhead extractor fan, single sink with drainer, space for dishwasher, plumbed for washing machine, integrated fridge/freezer, wall mounted cupboard enclosed boiler, spot lighting, part tiled walls, power points, tiled flooring.

Bedroom One

14' 5" x 12' 1" (4.39m x 3.68m) Front and side aspect double glazed windows, dado rail, power points, phone point, carpeted flooring.

Bedroom Two

10' 9" x 9' 7" (3.28m x 2.92m) Rear aspect double glazed window, built in storage cupboard, coved ceiling, double radiator, power points, carpeted flooring.

Bathroom

11' 3" x 5' 1" (3.43m x 1.55m) Rear aspect frosted double glazed window, low level W/C with douche, panel enclosed bath with mixer tap, glass shower screen, wall mounted shower with attachment, vanity hand wash basin, fitted cupboard, tiled walls, wall mounted heated towel rail, medicine cabinet, tiled flooring.

Outside

Parking

Communal parking with one free permit provided per flat (which can be moved between vehicles). Each flat is able to purchase up to 90 visitor permits per year, they cost £1 each and there is also plenty of street parking on Sudbury Hill and South Hill Avenue.

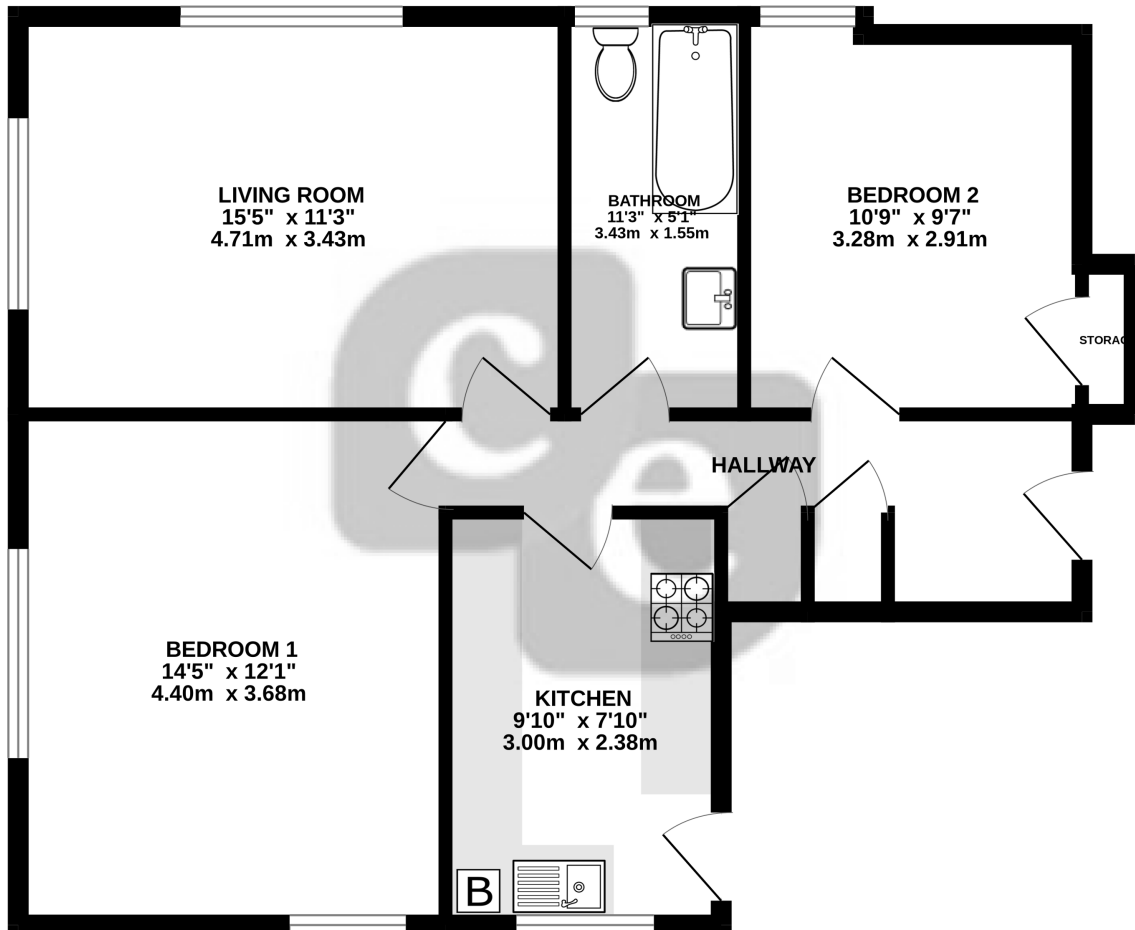
Communal Grounds

This prestigious development is set in impressive communal grounds with ample private parking and use of two tennis courts.



DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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