

Herga Court, Sudbury Hill

Harrow • • HA1 3RS
Offers In Excess Of: £400,000



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Located in the desirable area of Sudbury Hill, Harrow on the Hill, this bright and airy two bedroom flat on the first floor offers a spacious and modern living space. Situated in an exclusive development just off London Road, this property is conveniently located within a short distance to local Tube Stations including Harrow On The Hill and Sudbury Hill, providing easy access to central London. Perfect for investors, first time buyers, families and commuters, this property is also located near good schools, making it an ideal choice for those looking for a convenient and comfortable lifestyle.

First Floor Flat

Two Double Bedrooms

Allocated parking

Close to Harrow on the Hill station

Two Reception Rooms

Fitted Kitchen

Residence Tennis Courts

Family Bathroom

No Onward Chain

Approx Area: 834 sq ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Description

Upon entering this flat, you are greeted by a welcoming hallway adorned with ample storage space on the left-hand side. The two bedrooms are both equipped with fitted wardrobes, providing plenty of storage for all your belongings. The spacious living room seamlessly flows into a dining area. A family bathroom and a well-equipped fitted kitchen complete the home, making it both practical and stylish.

Outside

Externally, Herga Court features two tennis courts, convenient off-street parking and well maintained landscaped communal gardens. Embrace a lifestyle of leisure and luxury at Herga Court, where every detail is designed to enhance your living experience.

Location

Nestled on the east side of Sudbury Hill, near its intersection with Julian Hill, Herga Court offers a prime location surrounded by an array of attractions and conveniences. The prestigious Harrow School lies less than a mile to the north, one of the many schools nearby to the property. Harrow High Street beckons with its trendy shops, vibrant bars, and diverse dining options, catering to all tastes and preferences.

For even more amenities and entertainment options, residents can easily access the bustling centers of South Harrow, Sudbury Hill, and Harrow on the Hill, all within close proximity. Superb public transport links abound, with South Harrow Underground Station, Sudbury Hill Station (on the Piccadilly Line), and North Wembley Rail Stations (serving the Bakerloo and Overground lines) providing swift connections to London and beyond.

With its welcoming community spirit, seamless road and rail connections, and an array of local treasures waiting to be discovered, Herga Court epitomizes the best of suburban living while offering easy access to the heart of London and the surrounding Home Counties.



Schools:

St George's Primary Catholic Voluntary Academy 0.3 miles
Harrow School 0.4 miles
Roxeth Primary School 0.4 miles



Train:

Sudbury Hill Harrow Station 0.6 miles
Sudbury Hill Station 0.7 miles
South Harrow Station 0.7 miles



Car:

M4, A40, M25, M40



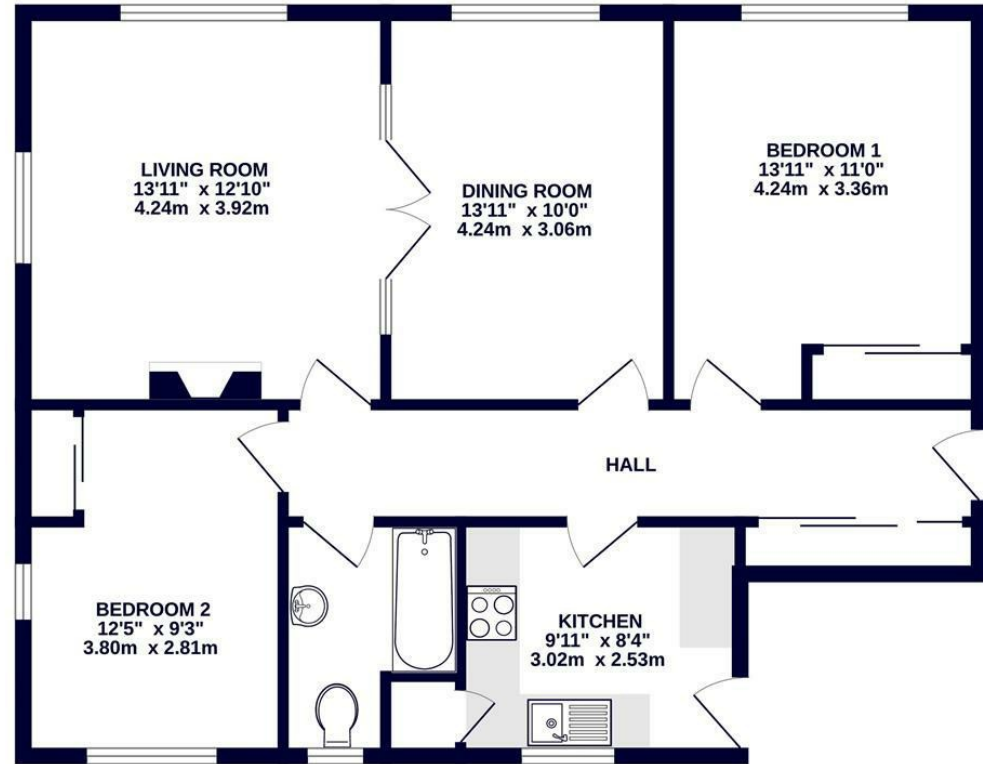
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



1ST FLOOR 834 sq.ft. (77.4 sq.m.) approx.



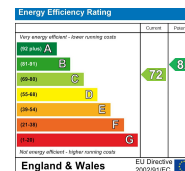
TOTAL FLOOR AREA : 834 sq.ft. (77.4 sq.m.) approx.

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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0208 017 6000
18 Bridge Street, Pinner,
Middlesex, HA5 3JF
pinner@coopersresidential.co.uk

CoopersResidential.co.uk



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