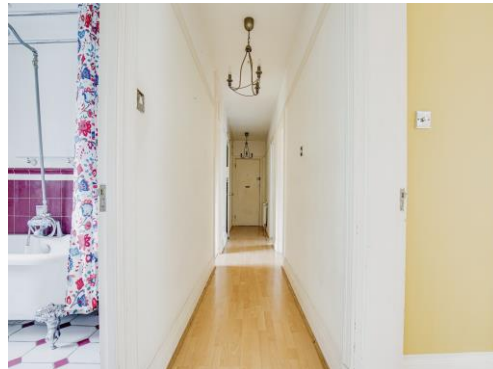




Connells

Herga Court Sudbury Hill
Harrow On The Hill



Property Description

**** TWO BEDROOM FLAT ** SECOND FLOOR ** TWO RECEPTION ROOM ** FITTED KITCHEN ** BATHROOM ** GREAT LOCATION FOR TRANSPORT LINKS AND HARROW HIGH STREET ** IDEAL PROPERTY FOR FIRST TIME BUYERS OR INVESTORS** VIEWING IS HIGHLY RECOMMENDED ****

Connells are pleased to offer to the market this second floor flat within a mansion style development centered around tennis courts and set within an attractive wooded area.

The property comprises of a spacious lounge, two bedrooms, dining room or third bedroom, kitchen and bathroom.

Situated to the east side of Sudbury Hill, close to its junction with Julian Hill. The renowned Harrow School is less than 1 mile to the north, together with Harrow High Street which provides many fashionable shops, bars and restaurants.

The centre of South Harrow, Sudbury Hill and Harrow on the Hill are within easy reach and provide wider amenities.

Well located for public transport links with South Harrow Underground and Sudbury Hill station (picadilly line) and North Wembley rail stations (bakerloo and overground).

Ideal property for first time buyers or investors.

Viewing is highly recommended.

Kitchen

7' 7" x 9' 10" (2.31m x 3.00m)

Living Room

11' 10" x 13' 11" (3.61m x 4.24m)

Bedroom One

15' 3" x 10' 9" (4.65m x 3.28m)

Bedroom Two

9' 7" x 10' 10" (2.92m x 3.30m)

Bathroom









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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182 Station Road
HARROW HA1 2RH

EPC Rating: D

Tenure: Leasehold

view this property online [connells.co.uk/Property/HRW310042](https://www.connells.co.uk/Property/HRW310042)

This is a Leasehold property with details as follows; Term of Lease 47 years from 24 Dec 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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