



Connells

Herga Court Sudbury Hill
Harrow



Property Description

Connells are pleased to offer to the market this ground 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, 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)

Can be sold with tenant insitu who is holding over on an assured shorthold tenancy that expired February 2016 at a monthly rent of £1,300. A Section 13 notice has been instructed to increase the rent to £1,800 PCM. Ideal property for first time buyers or investors. Viewing is highly recommended.

Entrance Hall

Reception Room

13' 9" x 13' (4.19m x 3.96m)

Dining Room

14' x 10' 8" (4.27m x 3.25m)

Kitchen

8' 4" x 9' 8" (2.54m x 2.95m)

Bedroom One

13' 9" x 10' 9" (4.19m x 3.28m)

Bathroom

Bedroom Two

12' 3" x 9' 3" (3.73m x 2.82m)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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 HARROW HA1 2RH

EPC Rating: D

view this property online connells.co.uk/Property/HRW310460

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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