



11 Herga Court Sudbury Hill  
Harrow On The Hill, HA1 3RS

£379,950



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A spacious and light filled two bedroom (formally a 1 bedroom) apartment flat situated on the 1st floor of this popular development.

The property benefits from a bright reception room, a 14'8 x 7'9 kitchen, two generous size bedrooms plus a contemporary bathroom suite.

Further benefits include; gas central heating, double glazing, entry phone system, long lease, residents parking, communal gardens & use of tennis courts.

Both Sudbury Hill & South Harrow Piccadilly Line Stations are within 0.7 miles distance and Sudbury Hill Overground Station with its fast link to the City is within 0.6 miles. The highly regarded ORLEY FARM Preparatory school & St Georges RC school are within easy walking distance as are the historic buildings, restaurants & wine bars on the old High Street.

Communal entrance

Communal hall

Own front door

Entrance hall

Lounge

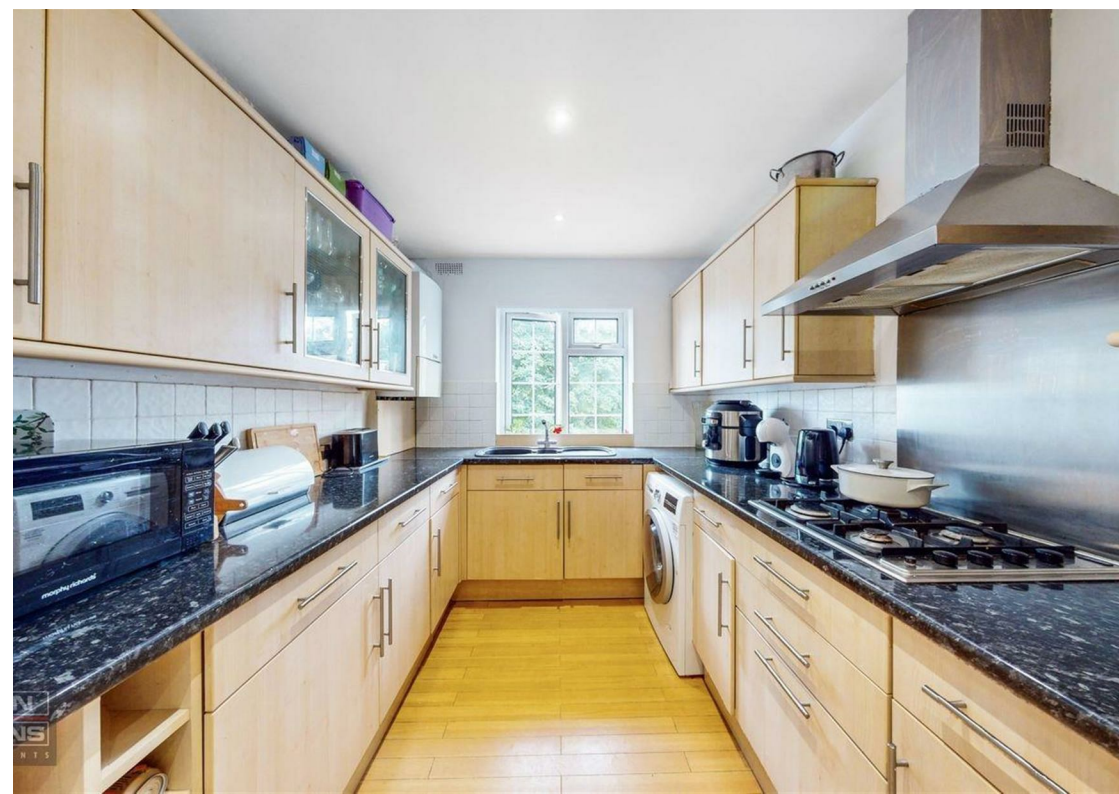
Kitchen

Bedroom One

Bedroom Two

Bathroom

Outside





Residents Parking

Residents Tennis Court

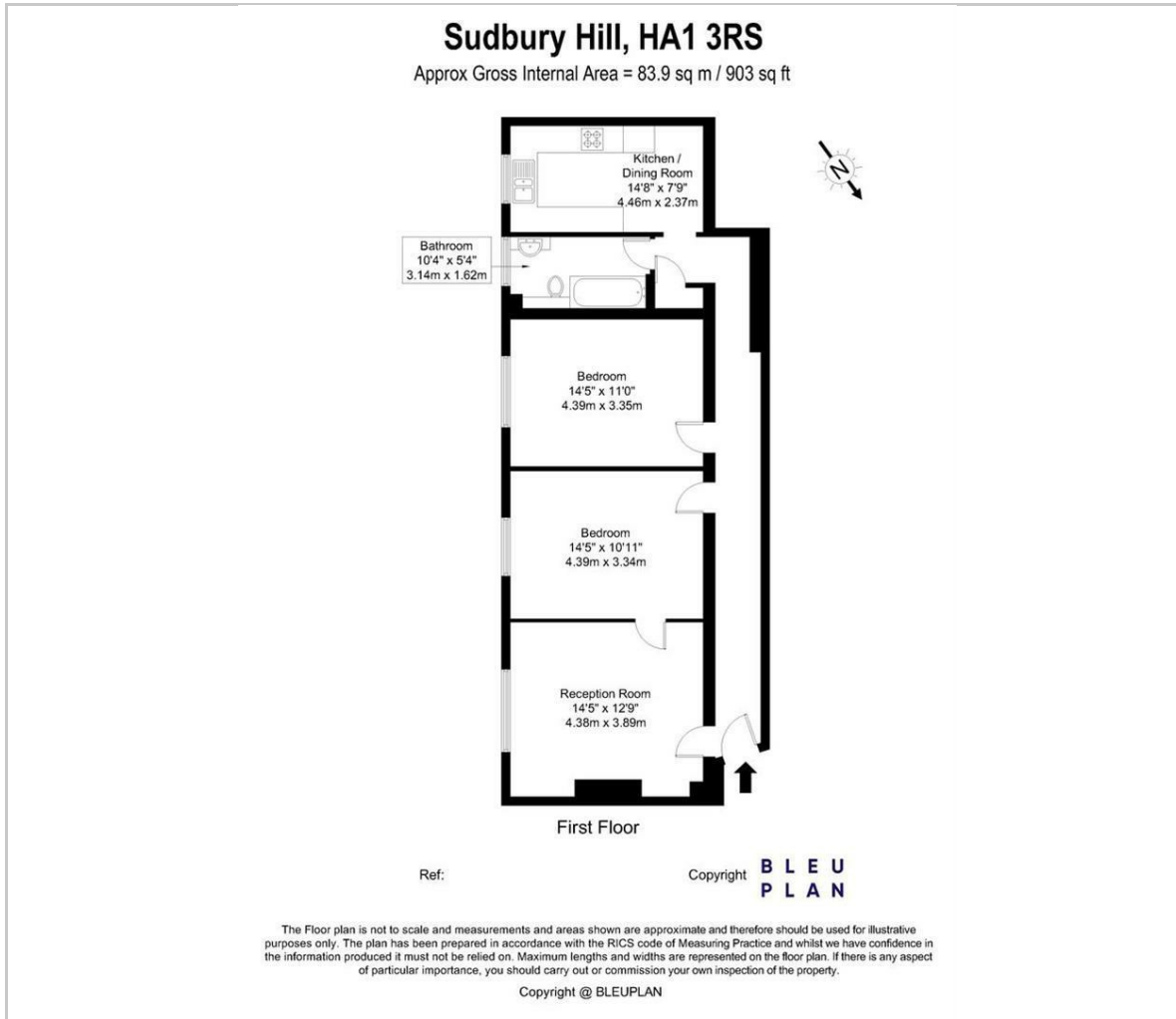
Lease- 136 years remaining

Service Charge- £2600 Per annum

Ground rent- £224 every 6 months

Council Tax band- Band D

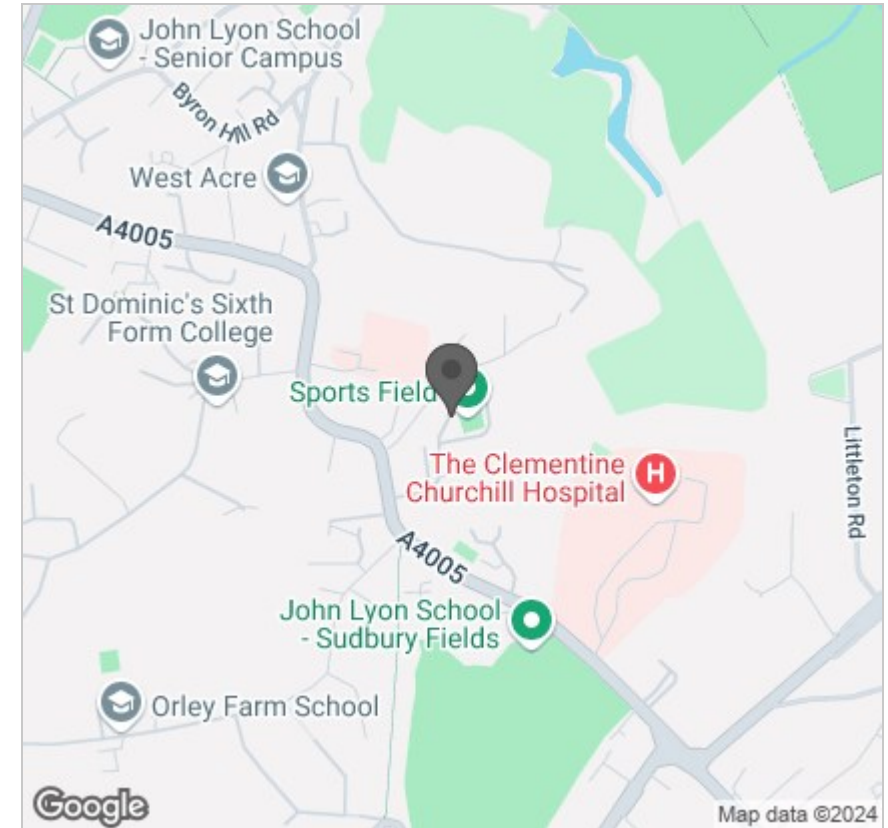
## Floor Plan



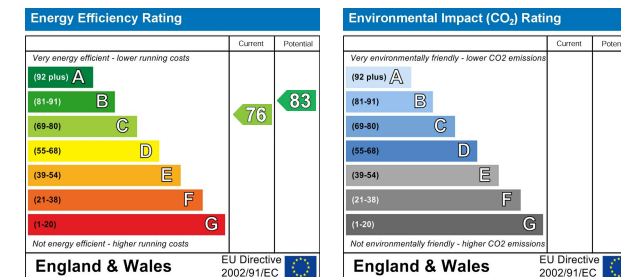
## Viewing

Please contact our Harrow on the Hill Office on 020 8422 3333 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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