



Sudbury Court Drive, Harrow, HA1 3SZ

Asking Price £1,999,999

6 6 3

Floor Plan

Approximate Gross Internal Area 3970 sq ft - 369 sq m
 (Excluding Garage & Outbuilding)
 Ground Floor Area 2021 sq ft - 188 sq m
 First Floor Area 1357 sq ft - 126 sq m
 Second Floor Area 592 sq ft - 55 sq m
 Garage Area 88 sq ft - 8 sq m
 Outbuilding Area 730 sq ft - 68 sq m

Ground Floor: Living Room (30' x 12', 282 sq ft), Kitchen (10' x 10', 100 sq ft), Dining Room (12' x 12', 144 sq ft), Reception Room (10' x 10', 100 sq ft), Utility Room (7' x 7', 49 sq ft), Garage (8' x 8', 64 sq ft), Outbuilding (10' x 10', 100 sq ft).

First Floor: Master Bedroom (12' x 12', 144 sq ft), Bedroom (10' x 10', 100 sq ft), Bedroom (10' x 10', 100 sq ft), Reception Room (10' x 10', 100 sq ft).

Second Floor: Bedroom (10' x 10', 100 sq ft), Bedroom (10' x 10', 100 sq ft), Bedroom (10' x 10', 100 sq ft).

PINK PLAN
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Daniels are proud to present this exceptional and beautifully appointed family residence, situated on one of Sudbury's most prestigious roads. Extensively extended and arranged over three impressive floors, this remarkable home offers approximately 3,970 sq ft of luxurious living accommodation.

Designed to accommodate modern family living on a grand scale, the property features six generously sized bedrooms and six stylish bathrooms, several of which are en suite. Finished to an outstanding standard throughout, the home combines elegant interiors with expansive living space, making it ideal for even the largest of families. Early internal viewing is highly recommended to fully appreciate all that this unique home has to offer.

Sudbury Court Drive is an exclusive residential road comprising predominantly detached homes, ideally positioned on the borders of Harrow and Sudbury. Set behind secure gated entrances, the property further benefits from a large frontage with off-street parking for multiple vehicles.

The location is exceptionally well connected, with South Kenton (Bakerloo Line), Sudbury Hill, Sudbury Town (Piccadilly Line) and Northwick Park and Harrow On The Hill stations all within easy reach, providing convenient access into Central London and beyond.

Families are particularly well served by a selection of highly regarded local schools, including East Lane Primary School and Wembley High Technology College, both located within a mile of the property, while Sudbury Primary School and St George's Primary School are less than half a mile away. The historic charm, boutique amenities and fine dining options of Harrow on the Hill are also nearby, adding further appeal to this outstanding location.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 plus) A
(81-91) B			(61-81) B
(69-80) C			(49-60) C
(55-68) D			(35-48) D
(39-54) E			(21-34) E
(21-38) F			(9-20) F
(1-20) G			(1-8) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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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