



Connells

Herga Court Sudbury Hill
Harrow



Property Description

Connells are delighted to present this generously proportioned and beautifully maintained three-bedroom apartment, ideally situated within the highly sought-after Herga Court development on Sudbury Hill.

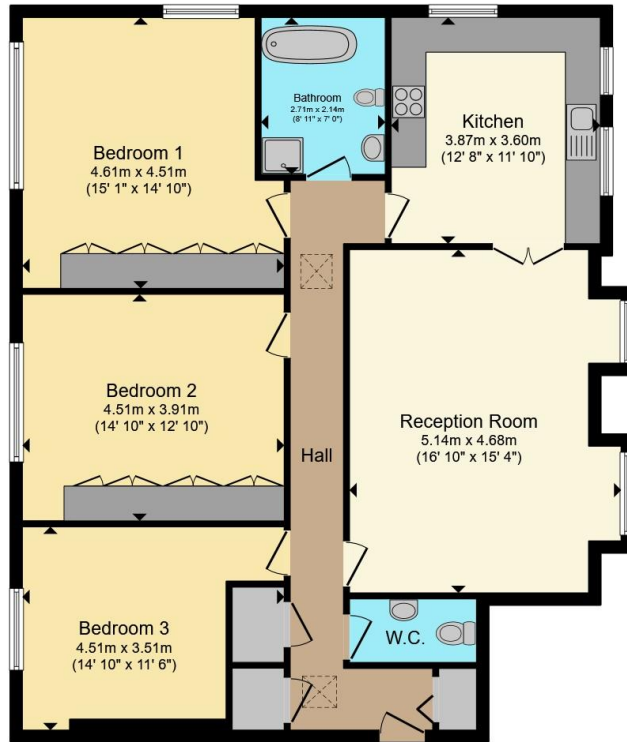
Positioned on a charming, tree-lined estate known for its peaceful atmosphere and well-kept communal grounds, the property benefits from residents' parking, secure entry, and easy access to a host of local amenities.

The property comprises of three well-sized bedrooms including two spacious doubles and a versatile third bedroom ideal as a study, nursery, or guest room, a bright and airy reception room offering an excellent space for both relaxation and entertaining, a modern fitted kitchen with ample storage, worktop space, and room for appliances, a contemporary family bathroom plus additional storage throughout, residents' parking and attractive shared gardens.

Herga Court enjoys an enviable position just moments from Sudbury Hill Underground Station (Piccadilly Line), Harrow on the Hill Station (Metropolitan line and Chiltern Railways) and Sudbury Hill Station (Piccadilly line) providing fast and convenient links into Central London and surrounding areas. Local shops, cafés, supermarkets, and essential services are all within walking distance, while nearby Harrow-on-the-Hill, Northolt, and Greenford offer additional retail and leisure.







Total floor area 117.6 m² (1,266 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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182 Station Road
 HARROW HA1 2RH

EPC Rating: D Council Tax Band: D

Service Charge: 3070.00

Ground Rent: 738.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/HRW312449](https://www.connells.co.uk/Property/HRW312449)

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.



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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