



Herga Road, Harrow, HA3 5AT

Guide Price £500,000



**Approximate Gross Internal Area 989 sq ft - 92 sq m
(Excluding Outbuilding)**

Ground Floor Area 501 sq ft - 47 sq m
First Floor Area 488 sq ft - 45 sq m
Outbuilding Area 144 sq ft - 13 sq m

The floor plan consists of three main areas:

- Ground Floor:** A large area with a green cross-hatch pattern representing the garden (39.4 x 24.9, 12.00 x 7.55m). Adjacent to the garden is a shed (12'6" x 9', 3.80 x 2.67m). The main house structure includes a kitchen (9'6" x 9'1", 2.90 x 2.78m), a dining room (12'3" x 11'5", 3.74 x 3.47m), and a bedroom (12'11" x 11'3", 4.23 x 3.44m). A staircase leads to the first floor.
- First Floor:** Contains three bedrooms: one measuring 10'10" x 9'8" (3.30 x 2.95), another 11'4" x 9'3" (3.46 x 2.83m), and a third 10'1" x 11'5" (4.60 x 3.47m). A staircase leads down to the ground floor.
- Outbuilding:** A separate structure, likely the shed, measuring 12'6" x 9' (3.80 x 2.67m).

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.

daniels
danielbestateagents.co.uk

Situated on Herga Road, a residential street lined with similar style homes, the property is ideally located for Harrow & Wealdstone Station (Bakerloo Line & Overground), providing fast and direct connections into Central London. The area is well-served by excellent schools including Marlborough Primary, Elmgrove Primary, and Whitefriars, while local bus routes offer convenient travel across Harrow. Families will also appreciate being just minutes from Harrow Leisure Centre, with its wide range of gym and sports facilities.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(54-68) D		
(39-53) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
57	81	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not environmentally friendly - higher CO ₂ emissions		
57	81	

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.

Sudbury	Wembley	Neasden	Willesden Green
35 Court Parade, Sudbury Middlesex HA0 3HS	438 High Road, Wembley Middlesex HA9 6AH	352 Neasden Lane, Neasden London NW10 0AD	33 Walm Lane, Willesden London NW2 5SH
Sales 020 8904 4888 Lettings 020 8452 7999 E sudbury@danielsestateagents.co.uk	Sales 020 8900 2811 Lettings 020 8452 7999 E wembley@danielsestateagents.co.uk	Sales 020 8452 7000 Lettings 020 8452 7999 E neasden@danielsestateagents.co.uk	Sales 020 8452 7000 Lettings 020 8452 7999 E willesdengreen@danielsestateagents.co.uk

Kensal Rise

77 Chamberlayne Road, Kensal Rise
London NW10 3ND

Sales 020 8969 5999
Lettings 020 8969 5999

E kensalrise@danielsestateagents.co.uk