



16a Herga Court, Sudbury Hill  
Harrow On The Hill, HA1 3RS

£415,000



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A spacious and light filled top floor flat offering far reaching panoramic views to the east over London. Situated on the 3rd floor of this popular development the property boasts versatile accommodation with a double length living/dining room, 2 double bedrooms, well appointed kitchen and modern 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.

No upper chain. \* ON LINE VIEWING AVAILABLE, CONTACT AGENT\*

Communal Front Door

Stairs to 3rd Floor

Own Front Door

Entrance Hall

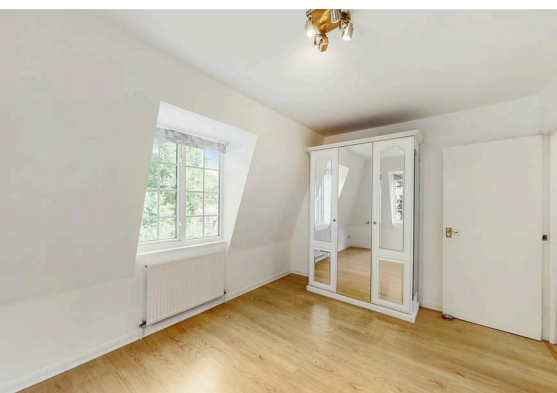
Lounge/Dining Room

Kitchen

Bedroom One

Bedroom Two





Bathroom

Outside

Communal Gardens

Residents Tennis Courts

Resident & Guest Parking via permit

Leasehold Details

Lease - 189 Years from 25 December 1971

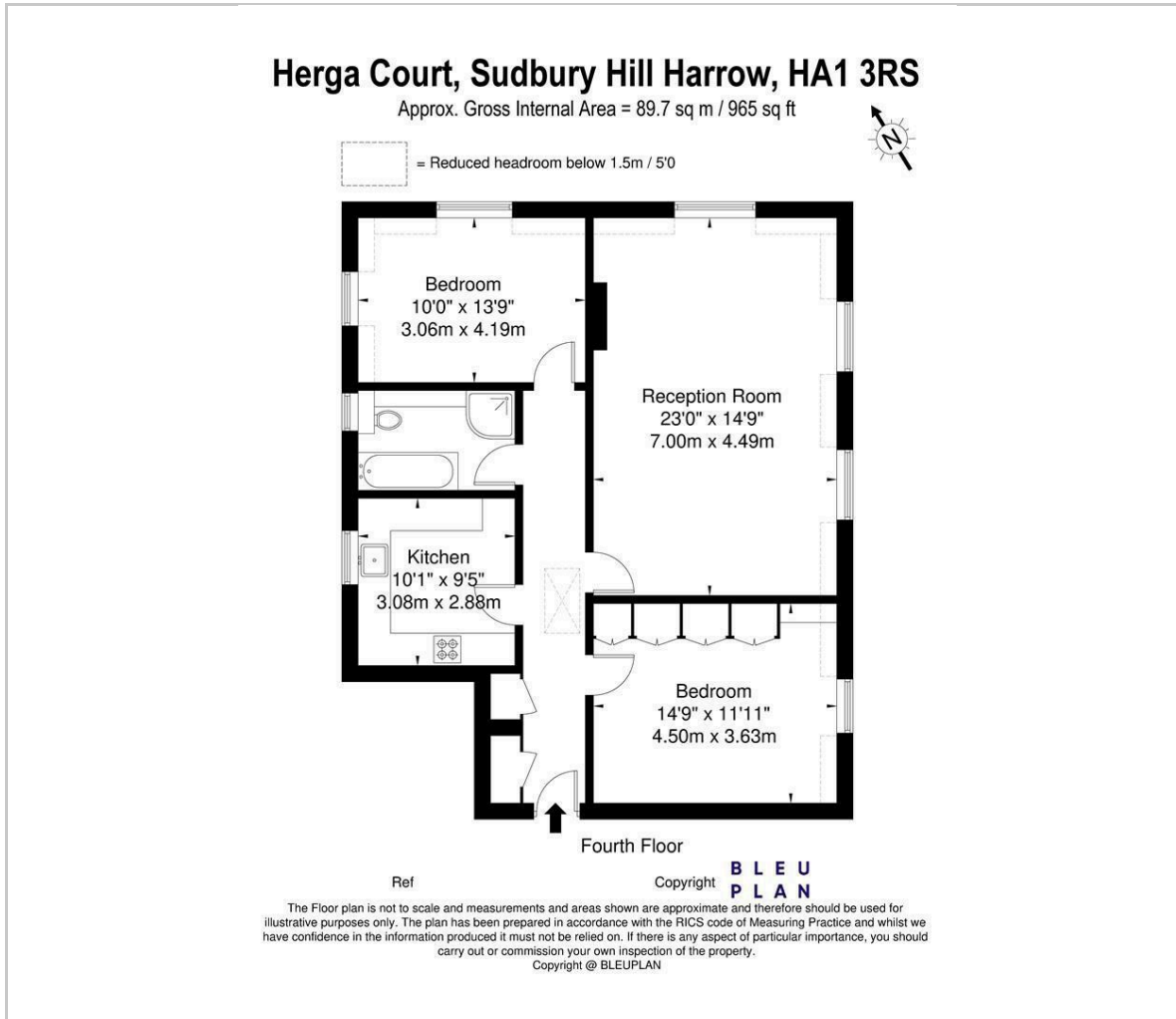
Service Charge - £2,639.18 pa

Ground Rent - £511.38 pa

Council Tax Band D

EPC Rating - C

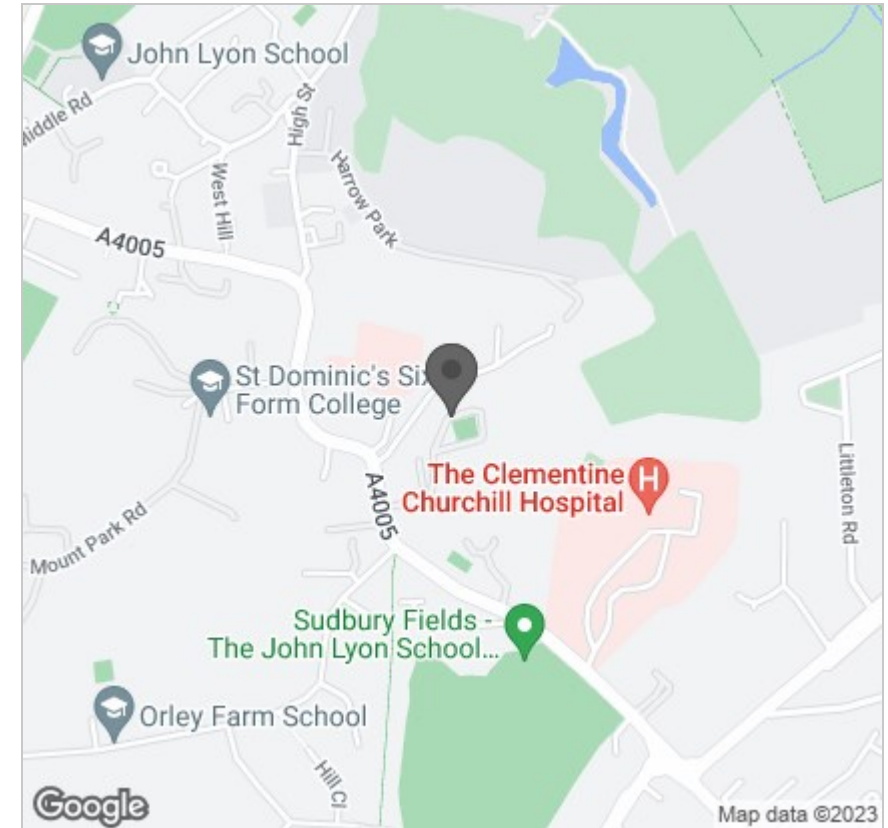
## Floor Plan



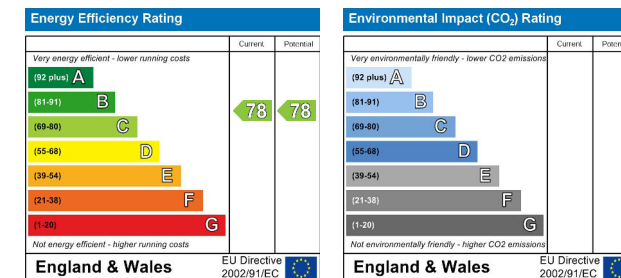
## Viewing

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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