

Herga Court, Harrow

£550,000



Herga Court, Harrow

DESCRIPTION

This third floor penthouse apartment in the heart of Harrow-On-The-Hill, moments from the village high street and all its amenities, is one of the biggest apartments we have seen at nearly 1300 square feet of newly-refurbished accommodation space. Comprising three large double bedrooms, two new bathrooms, a large living and dining area, as well as a separate newly-built kitchen, plenty of storage space, and shared roof terrace, there is plenty of scope for the new owners.

The apartment has all the mod-cons including CCTV, new alarm system and integrated speakers, and has had a floor to ceiling renovation just under two years ago. It also comes with allocated residents' parking and visitors' parking permits, and is within easy reach of Harrow-On-The-Hill and Sudbury Hill tube stations, giving access to Metropolitan and Piccadilly lines as well as National Rail services







Herga Court, HA1

CAPTURE DATE: 26/03/2022 LABEL SCAN POINTS: 2,870,391

GROSS INTERNAL AREA

119.12 sqm / 1282.20 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
119.12 sqm / 1282.20 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes balconies, reserved roadways
112.87 sqm / 1214.92 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED FLOOR HEIGHT
Unfitted use area under 1.8m
2.53 sqm / 27.23 sqft

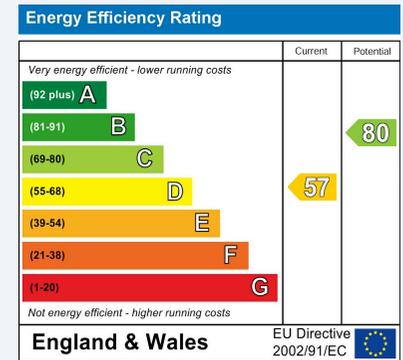


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

PIPS 38 RESIDENTIAL: 119.95 sqm / 1291.33 sqft
PIPS 30 RESIDENTIAL: 114.31 sqm / 1230.64 sqft
spec id: 62547ca54f00800dc9c991e5

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Harrow on the Hill Office on 0203 667 1333 if you wish to arrange a viewing appointment for this property or require further information.

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