



**Sudbury Hill**

Harrow, HA1

Asking price £475,000





# Sudbury Hill, Harrow, HA1

Set within the well-regarded Herga Court development, this expansive three bedroom apartment occupies the top floor and extends across approximately 1,237 square feet of thoughtfully arranged living space. Elevated above the surrounding rooftops and quietly positioned, the apartment enjoys an abundance of natural light throughout the day and offers a rare balance of space, privacy and comfort in one of Harrow's most established residential settings.

The main reception room is particularly generous, with clearly defined areas for lounging and dining, ideal for both everyday living and entertaining. A fully fitted kitchen adjoins the living space and has been designed with practicality in mind, offering ample cabinetry, extensive worktop space and scope for future enhancement. Large windows draw in soft daylight and frame views across the treetops and skyline, lending the interiors a calm and uplifting quality.

Each of the three bedrooms is well proportioned, with fitted wardrobes and a restful aspect. A wide entrance hall and built-in storage cupboards support daily life, while the top floor position brings a rare sense of quiet and seclusion.

Herga Court is known for its landscaped communal gardens and beautifully kept tennis courts, set among mature trees and surrounded by woodland. Residents benefit from a deep sense of privacy while still being moments from Harrow's vibrant high street. Excellent transport links are available at nearby Harrow-on-the-Hill station, with further ease provided by residents' parking. This is a home of light, volume and quiet charm in a truly peaceful setting.



**Living Room**  
16'9" x 15'1" (5.12 x 4.60)

**Kitchen**  
12'9" x 12'9" (3.9 x 3.89)

**Bedroom/Dining Room**  
10'7" x 14'7" (3.24 x 4.47)

**Bedroom**  
11'5" x 14'7" (3.49 x 4.47)

**Bedroom**  
15'3" x 13'1" (4.67 x 3.99)

**Bathroom**  
8'7" x 6'7" (2.64 x 2.03)

**WC**  
3'5" x 7'0" (1.06 x 2.14)



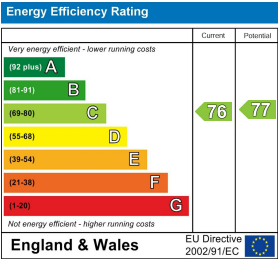
## Area Map



## Floor Plan



## Energy Efficiency Graph



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