



AN EXQUISITE 3 BEDROOM SPLIT-LEVEL APARTMENT IN A LUXURY DEVELOPMENT

Highlawn Hall, Sudbury Hill, Harrow, HA1 3NA

ROBSONS

DUPLEX APARTMENT WITH PRIVATE LIFT
• **THREE RECEPTION ROOMS** • **MODERN KITCHEN/BREAKFAST ROOM** • **PRIVATE ROOF TERRACE** • **STUDY** • **THREE DOUBLE BEDROOMS WITH EN-SUITES (TWO WITH PRIVATE BALCONIES)** • **VIDEO PHONE ENTRY SYSTEM** • **GATED, PRIVATE DEVELOPMENT** • **ATTRACTIVE COMMUNAL GROUNDS** • **AMPLE RESIDENTS PARKING**

Description

A luxurious three bedroom, three bathroom, split-level apartment forming part of a prestigious, gated development nestled away off Sudbury Hill Road, just a short distance from Harrow-on-the-Hill and a range of boutique shops, bars and restaurants.

Upon entering the apartment you are greeted by a welcoming hallway with a guest WC and a private lift to the ground floor of the development. Double doors off the hallway open through to a large living / family room featuring a built-in bar, perfect for when entertaining, with an adjoining conservatory that in turn allows access to a lovely roof terrace overlooking the communal gardens. There is a well-equipped, modern kitchen / breakfast room that is accessible via both the hallway and the main living room, a separate dining room and a desirable study complete with fitted wall-to-ceiling display/storage units.





To the lower level there is an impressive master bedroom boasting fitted wardrobes, a luxury en-suite bathroom and a private balcony, and two further double bedrooms that also benefit from fitted wardrobes and an en-suite, with the largest of the two also having a private balcony.

Externally there are beautifully maintained communal grounds for all residents to enjoy, and ample residents parking.

Location

Situated off Sudbury Hill, this private development is just a short distance from Harrow on the Hill and range of boutique shops, bars, restaurants and coffee houses with more extensive shopping facilities available close by. For commuters, the Piccadilly Line is accessible at nearby Sudbury Hill and South Harrow Stations, with Harrow-on-the-Hill Station providing the Metropolitan Line and the Chiltern Rail. The area is well served by local primary and secondary schooling, local parks and recreational facilities.

Additional Information

Tenure: Share of Freehold

Lease Length: TBC

Service Charge: Approx. £3,650 P.A

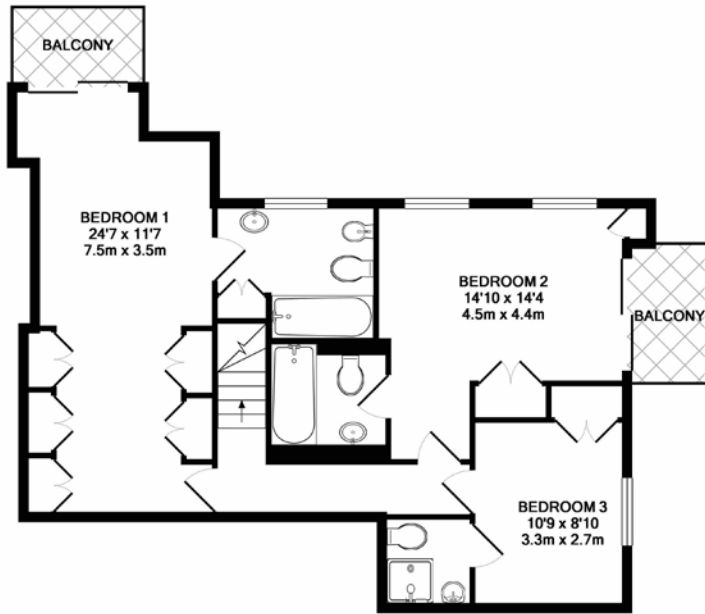
Building Insurance: Approx. £960.00 P.A

Local Authority: London Borough of Harrow

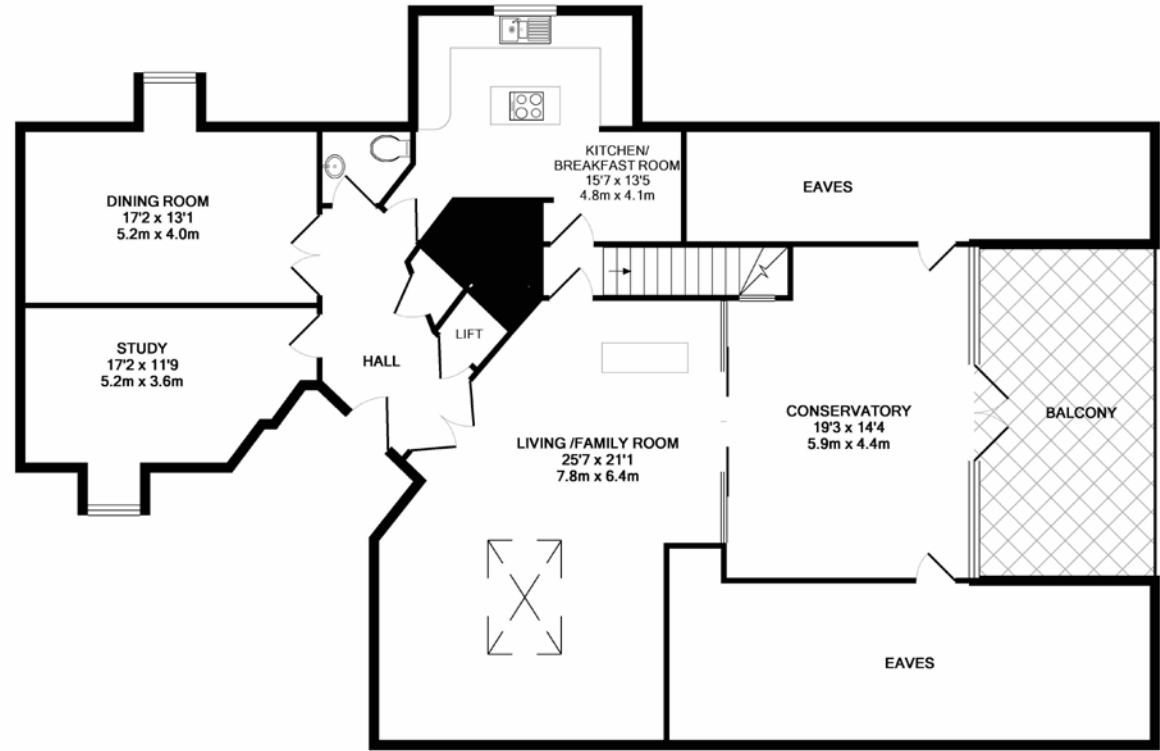
Council Tax: Band G

Energy Efficiency Rating: Band C





GROUND FLOOR
APPROX. FLOOR
AREA 745 SQ.FT.
(69.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1818 SQ.FT.
(168.9 SQ.M.)
TOTAL APPROX. FLOOR AREA 2563 SQ.FT. (238.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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