



Guide price £180,000

Platinum House - Lyon Road - Harrow On The Hill -
Harrow - HA1



1

Bedroom



1

Bathroom

189, Kenton Road, Kenton, Harrow, HA3 0EY |
info@soniaestates.co.uk

020 8909 9977

Guide price £180,000

**Platinum House - Lyon Road - Harrow On The Hill -
Harrow - HA1**



Sonia Estates are pleased to offer to the market this Well Presented One Double Bedroom 2nd Floor Flat In Platinum House, Lyon Road. This Property Comprises Of An Entrance Hallway, Reception Room, Separate Modern Fitted Kitchen, Modern Family Bathroom, Double Glazed, Private Balcony, Separate Double Bedroom & Offered Chain Free!

Ideal First Time Buyer Or Buy To Let Opportunity
Communal Use Of The Swimming Pool, Gym, Sauna & Steam Room.
There Is A Concierge In The Block & Lift Access To All Floors.

This Location Is Walking Distance To Harrow Town Centre For Multiple Shopping Facilities, Local Restaurants, Bars, Food Courts, Pubs, Banks, Coffee Houses, Cafes, Independent Shops, Supermarkets, Hair Dressers, Barbers, GPs, Dental Clinics & The Gym Group Is On Your Doorstep Too.

With Its Prime Location, You'll Enjoy the Benefits Of A Vibrant And Bustling Neighbourhood. Harrow On The Hill Tube Station Provides Excellent Transport Services Into Central London & Surrounding Areas

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Further Information

Lease: 100 Years Remaining

Service Charge: £1182 Every 6 Months

Ground Rent: £175 Per Year

Local Authority: London Borough Of Harrow

Agents Note: Sonia Estates have not tested apparatus; equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor.

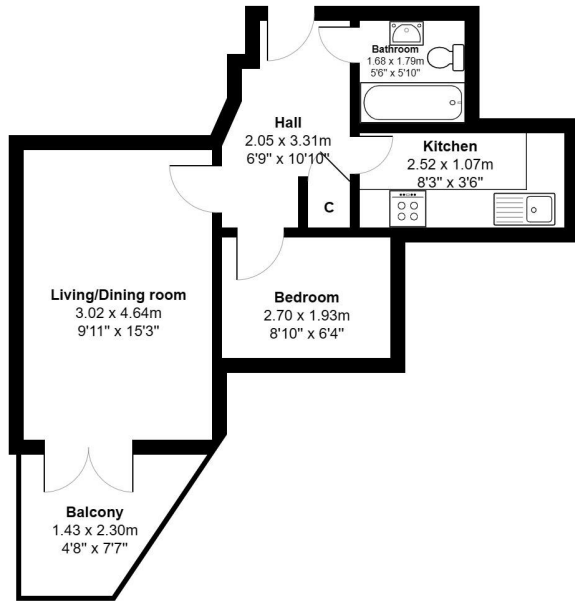
Viewings: Through Sonia Estates By Appointments Only

The Property Misdescription Act 1991

Whilst we as estate agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

The Data Protection Act 1998

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Ground Floor

Total Area: 34.7 m² ... 374 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

