



**Connells**

Curtis Court Lyon Road  
Harrow



# Curtis Court Lyon Road Harrow HA1 2EW

for sale offers in excess of  
**£325,000**



## Property Description

Connells are pleased to offer to the market this modern one double bedroom apartment providing open plan, well presented interiors, situated in a sought after location close to amenities. The property also benefits from a concierge and gym facilities.

The accommodation comprises a welcoming entrance hallway with useful storage, a spacious and open plan kitchen/reception room with access to the balcony. The modern kitchen offers a comprehensive range of units, work surfaces and integrated appliances, the kitchen also includes dining space and a three piece bathroom. Additional benefits include well-maintained communal gardens.

Curtis Court is situated on Lyon Road, which is a short walk from Harrow Town Centre with an array of shops and eateries.

This would make an ideal property for first time buyers or investors.

Viewings are highly recommended.

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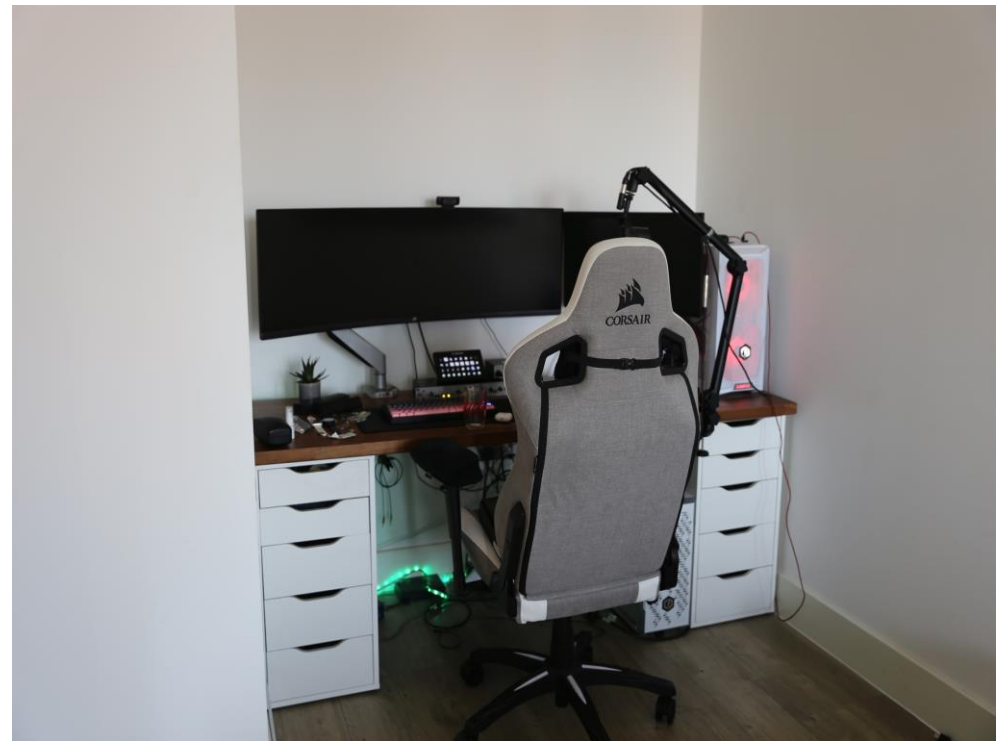
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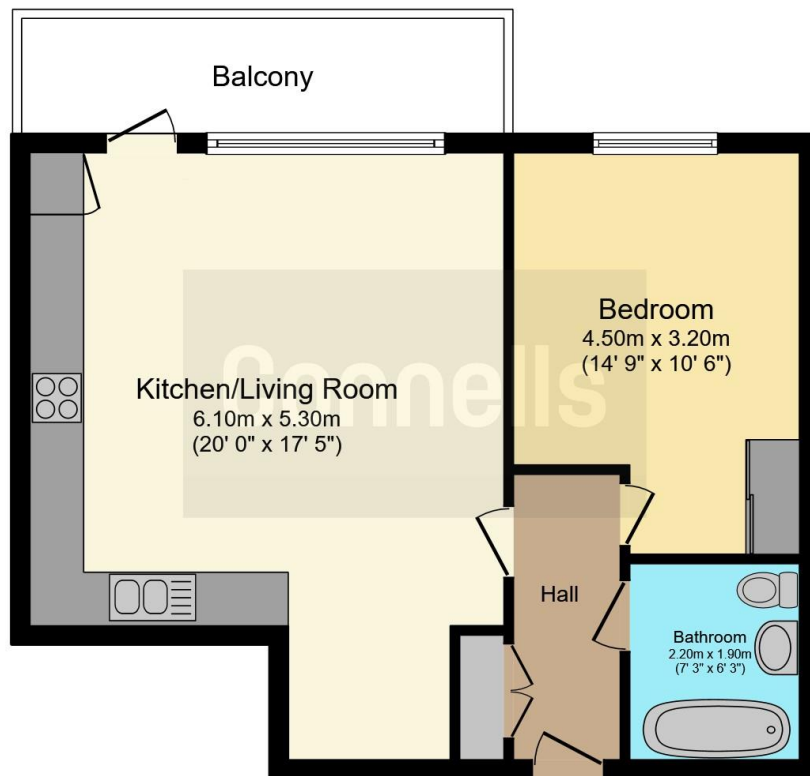
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 020 8427 4321**  
**E [harrow@connells.co.uk](mailto:harrow@connells.co.uk)**

182 Station Road  
 HARROW HA1 2RH

EPC Rating: B

Council Tax  
 Band: C

Service Charge:  
 1724.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW311680](http://connells.co.uk/Property/HRW311680)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: HRW311680 - 0006

