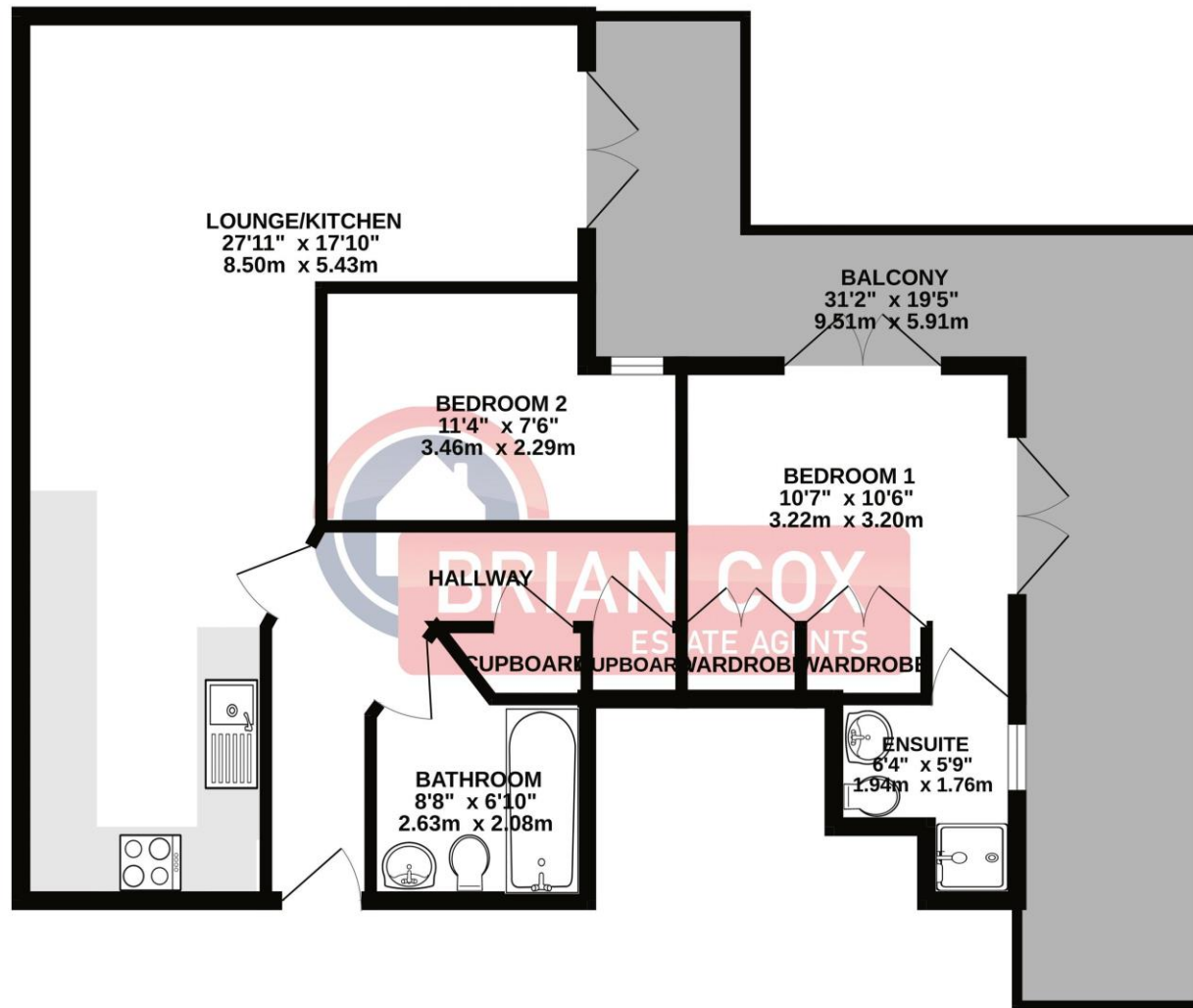


# the floorplan...

SECOND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## more details from...

call: **Brian Cox Harrow: 0208 912 0006**  
email: **Kasru.ali@brian-cox.co.uk**  
web: **www.brian-cox.co.uk**



0208 912 0006  
brian-cox.co.uk



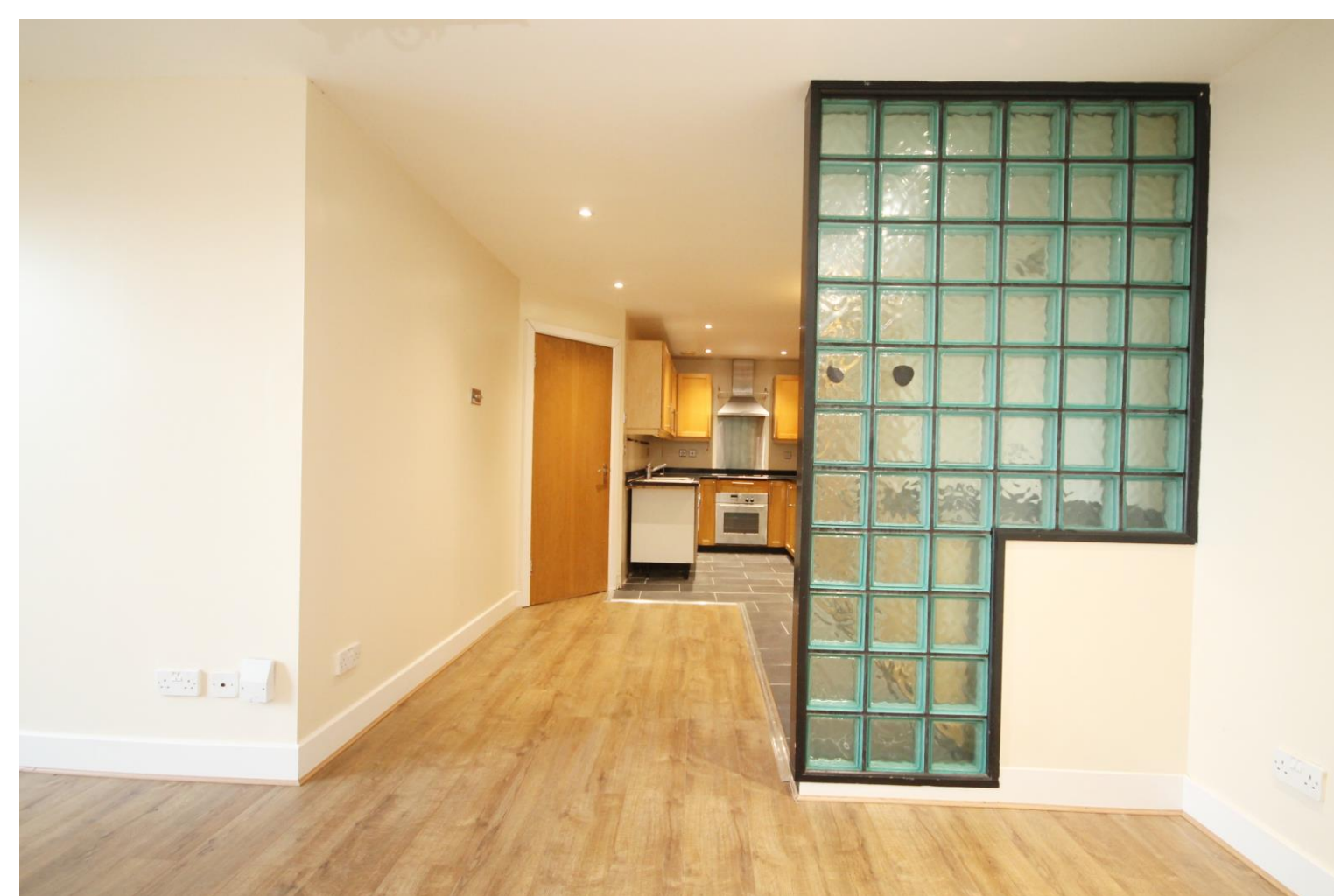
Modern Apartment - Two Bedrooms - Two Bathrooms - Chain Free. Brian Cox are pleased to present to the market this two bedroom apartment with allocated parking in heart of Harrow. This modern property boasts a master bedroom with en-suite, a single bedroom, open plan kitchen lounge, and family bathroom. The flat further benefits from a double balcony, a concierge, gym, swimming pool, lift and is within close proximity to the shops and dining amenities of Harrow and Harrow on the Hill train station.



£220,000  
Leasehold

Lyon Road, Harrow HA1 2EX

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



## in brief...

- Modern Apartment
- Two Bedrooms
- Two Bathrooms
- Balcony
- Allocated Parking
- Chain Free



## the location...

### nearest stations ...

Harrow-on-the-Hill (0.2 miles)  
Northwick Park (0.6 miles)  
Kenton (0.7 miles)

Harrow is a large suburban town in the London Borough of Harrow, North West London, England. It is centred 10.5 miles (16.9 km) North West of Charing Cross.

Harrow has two large shopping centres which are St Anns and St Georges with its many large department stores, restaurants, cafes and cinema.

There are many local schools in the area some of these include Harrow Primary School, Saint Jerome Church of England Bilingual School, Norbury School and St Anselm's Catholic Primary School.