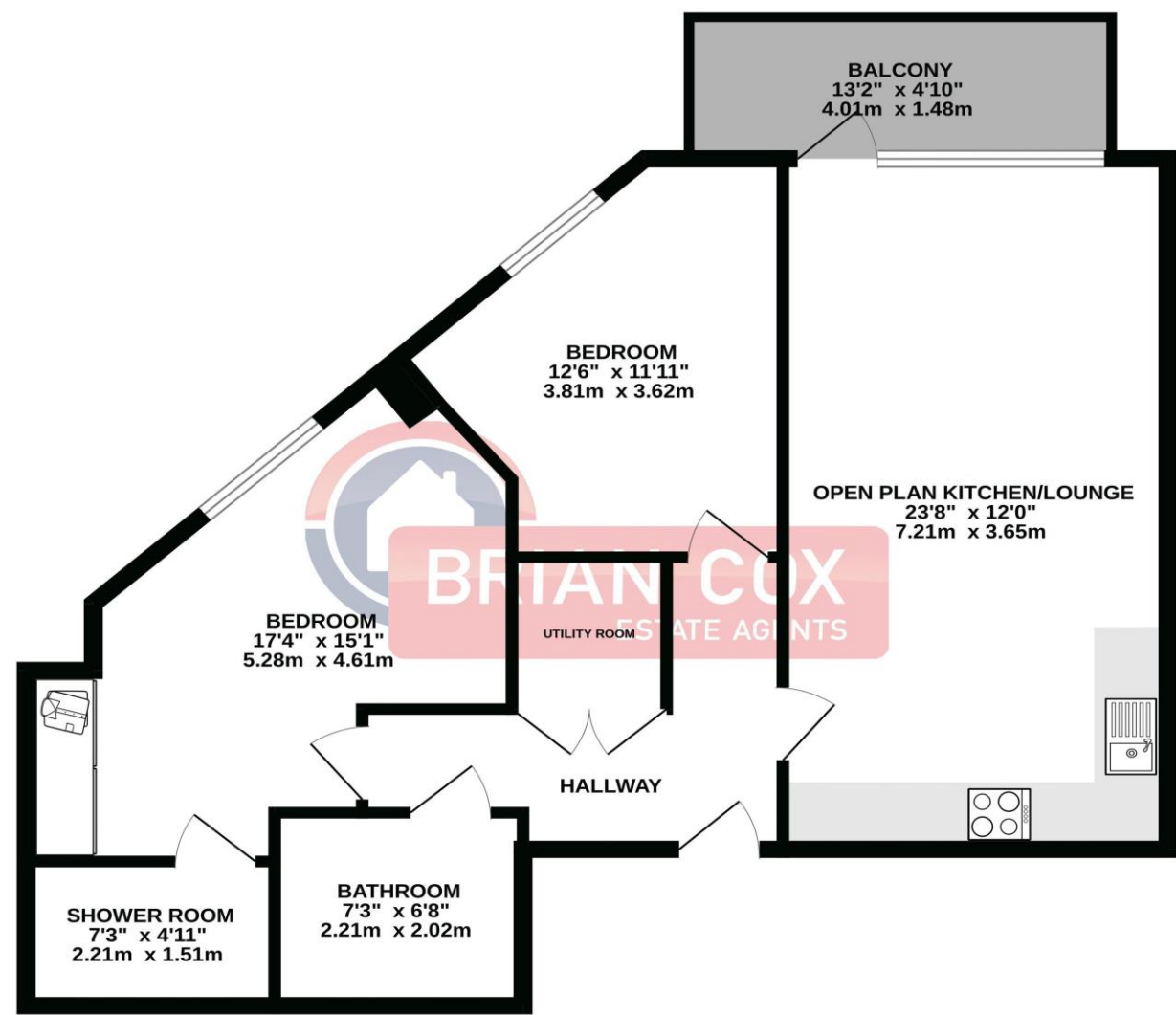


the floorplan...

FOURTH FLOOR
754 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 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: 020 8912 0006**
email: info@brian-cox.co.uk
web: www.brian-cox.co.uk



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.



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TWO DOUBLE BEDROOM - FOURTH FLOOR - MODERN APARTMENT - MASTER BEDROOM WITH EN-SUITE - VIEW NOW. Brian Cox and Company are delighted to offer to the market this beautifully presented two bedroom fourth floor apartment with balcony. The property briefly comprises the two double bedrooms, one of which has an en-suite, a family bathroom, utility cupboard with washer/dryer and water softener, lastly an open plan living area with a fully fitted kitchen inclusive of the integrated appliances. Further benefits include 24 hour access to the onsite gym, concierge, under floor heating and two lifts. Viewings are highly recommended to fully appreciate all this unique apartment has to offer, so call now to arrange yours!!



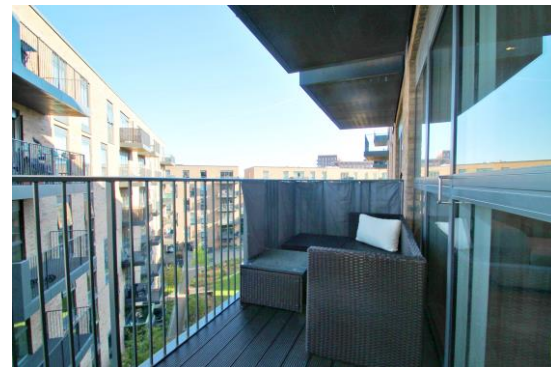
Offers Over £450,000
Leasehold

Lyon Road, Harrow
HA1 2BT



in brief...

- Two Double Bedroom
- Fourth Floor Apartment with Lift
- Balcony
- Master Bedroom with En-Suite
- Video Entry System
- Access to Development Facilities Including Gym, Communal Garden and a Bike Store



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. You also have a large Tesco and Morrison's which are both within a short drive to the property.

There are many local schools in the area some of these include Norbury School, St Anselm's Catholic Primary School, Vaughan Primary School and Marlborough Primary School.



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