



**Lyon Road, Harrow, London**

**£500,000 Leasehold**

**This attractive apartment that is located on the fourth floor of a fantastic development right in the heart of bustling Harrow town center, boasts two bedrooms and two bathrooms, including an en-suite to the master bedroom. This immaculate flat also features a modern kitchen with sleek units and built-in appliances, as well as stylish bathrooms with white suites and chrome fixtures.**

**Offered for sale with a lengthy lease in excess of 900 years and the remainder of a 10-year Buildmark Insurance policy, this superb apartment is conveniently located just a short stroll away from Harrow on the Hill's Metropolitan and Chiltern Line train station, providing swift access to Central London.**

**Harrow town center offers an array of excellent transport, shopping, leisure, and dining options, including a multi-screen cinema.**

**EPC Rating: B  
Council Tax Band: E**

**• Recently Built • Superb Apartment • Two Double Bedrooms • Open-Plan Living Area with Fabulous Fitted Kitchen • Bathroom and Additional En-Suite to Master Bedroom • Private Balcony • Buildmark Insurance Policy • Secure Underground Parking • On-Site Concierge • Communal Gardens and Gym**



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### **FURTHER DETAILS**

All floors of the building are reachable via an elevator or stairs. You can get access using the concierge or a secure entryphone system. This apartment is on the fourth floor. Inside, there is a hallway, an open-plan kitchen/living room with a balcony, a main bedroom with its own dressing area and en-suite shower room, another double bedroom, and a further family bathroom. Other benefits include a secure underground parking space and an on-site gym.

### **LOCATION**

Masters Court is wonderfully situated in the heart of Harrow's town center, where you will find a wide range of shops and entertainment options, including a cinema. It's just a short walk to Harrow on the Hill train station, where you can catch trains to Central London on both the Metropolitan and Chiltern lines. Additionally there are several bus routes available, including the Superloop SL9 bus, which can take you directly to Heathrow Airport.

### **LEASE DETAILS**

The lease is 999 years from 1st January 2017. The service charge is £3,443.70. The ground rent is £350.00.

### **FREE MARKET APPRAISAL**

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.

### **CONTACT RAWLINSON GOLD**

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office on 020 8861 2020 or by email at [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk)



