



**Connells**

Grove Court Lyon Road  
Harrow





### Property Description

Connells are pleased to offer to the market this luxury two bedroom, two bathroom apartment.

The property has attractive interiors, smart modern finishes, a sought-after location close to amenities with the added benefit of secure, allocated underground parking.

The accommodation comprises, a welcoming entrance hallway with useful storage, a spacious and open plan kitchen/reception room with a balcony. The well-equipped and modern kitchen offers a comprehensive range of units, work surfaces and integrated appliances, the kitchen also includes dining space. Completing the apartment are two bedrooms the master bedroom benefits from an en suite shower room, there is also a separate three piece bathroom suite. The apartment also offers well-maintained communal gardens.

Additional benefits include access to communal gym, concierge, secure underground car parking space with access to electric charger, underfloor heating, 3 years remaining of NHBC warranty, Leasehold in excess of 900 years and secure cycle storage.

Lyon Road is a short walk from Harrow Town Centre with an array of shops and eateries. Local transport facilities include the Metropolitan Line and Chiltern Railways in Harrow.

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

Viewings are highly recommended.

### Entrance Hall

Door to front

### Lounge / Kitchen

Dual aspect window, wall and base units, work top, double bowl sink, electric hob, oven, extractor fan, fridge freezer, dishwasher

### Bedroom One

Fitted wardrobes, carpet, double glazed window

### En-Suite

Shower, wash hand basin, low level WC

### Bedroom Two

Double glazed window to the rear, fitted wardrobes, carpet

### Bathroom

Bath and shower, low level WC, vanity wash hand basin, heater, tiled floor





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: E

Service Charge:  
 2900.00

Ground Rent:  
 350.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW312623](http://connells.co.uk/Property/HRW312623)**

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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