





### Property Description

Connells are delighted to present this well maintained two bedroom, two bathroom first floor apartment situated within Platinum House on Lyon Road, Harrow.

### ONLY AVAILABLE TO CASH BUYERS

This property is ideal for first-time buyers, commuters, or investors alike.

The accommodation comprises a welcoming entrance hallway leading into a bright and spacious open-plan living and dining area, perfect for both relaxing and entertaining. The modern fitted kitchen is well-equipped with a range of integrated appliances, ample storage, and sleek work surfaces, providing both style and functionality.

Two generously sized bedrooms, with the principal bedroom featuring a private en-suite shower room. The second bedroom is also well-proportioned and is serviced by a contemporary family bathroom, finished to a high standard.

Additional advantages include allocated parking, double glazing, and efficient heating, ensuring comfort and practicality throughout the year.

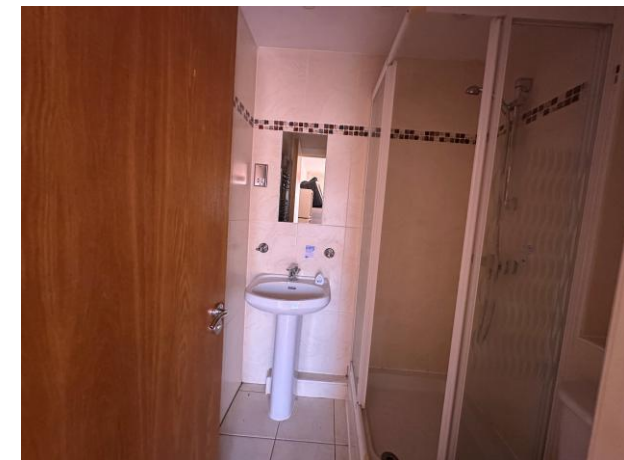
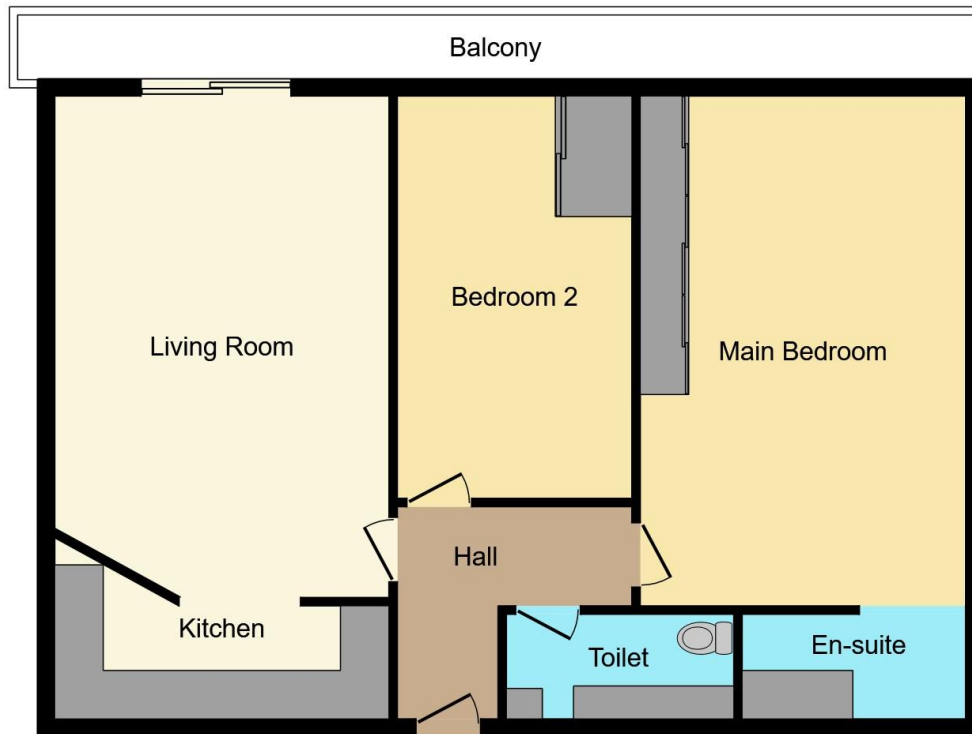
Platinum House is ideally located close to Harrow town centre, offering a wide selection of shops, restaurants, cafés, and leisure facilities. The property is also within easy reach of excellent transport links, including Harrow-on-the-Hill station, providing direct access into Central London, making it an ideal choice for commuters.

Early viewing is highly recommended to fully appreciate the quality and location of this fantastic apartment.

### Agents Note:

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you to satisfy yourself in relation to the boundaries, condition and services prior to proceeding.





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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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182 Station Road  
 HARROW HA1 2RH

EPC Rating: D Council Tax Band: D

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW313168](http://connells.co.uk/Property/HRW313168)**

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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