

Connells

Lyon Hall Hillfield Close
HARROW

Lyon Hall Hillfield Close
HARROW HA2 6UZ

for sale offers in excess of
£280,000







Property Description

Connells are delighted to present this well-appointed one-bedroom ground floor flat, ideally situated in the sought-after Lyon Hall development on Hillfield Close, Harrow. This charming property offers a perfect blend of comfort, convenience, and community living, making it an excellent choice for first-time buyers, downsizers, or investors alike.

Upon entering, you are welcomed into a spacious and light-filled reception room, ideal for both relaxing and entertaining. The fully fitted kitchen is thoughtfully designed with a range of base and wall-mounted units, integrated appliances, and ample worktop space, catering to all your culinary needs.The generously sized bedroom provides a peaceful retreat, complete with space for wardrobes and additional furnishings. The modern bathroom features a clean, neutral décor and includes a full suite with a bath and overhead shower.

Further benefits include communal parking, well-maintained communal gardens, and a secure entry system. The property is located in a quiet residential cul-de-sac, yet remains within easy reach of Harrow's vibrant town centre, local amenities, and excellent transport links including Harrow-on-the-Hill and North Harrow stations.

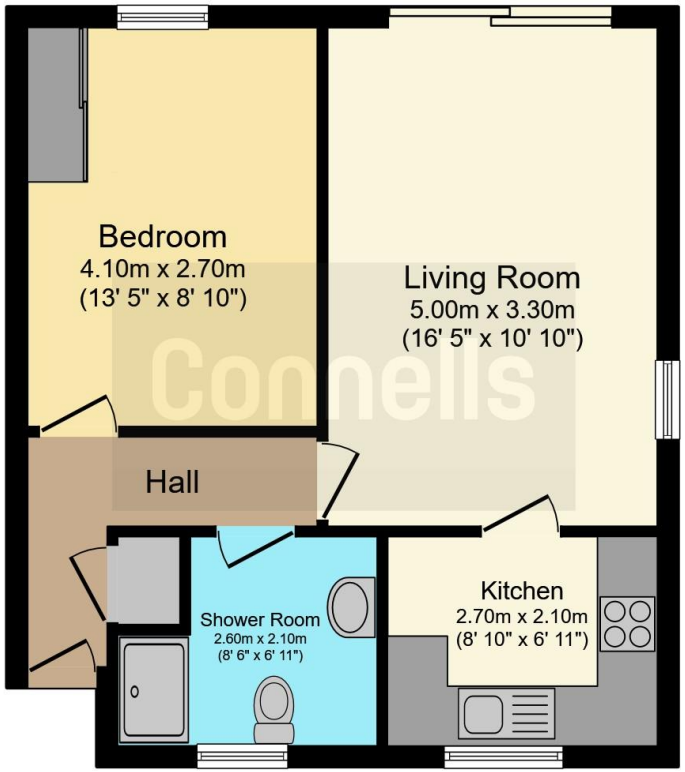
Viewings are highly recommended to fully appreciate the space and potential this home has to offer.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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

To view this property please contact Connells on

T 020 8427 4321
E harrow@connells.co.uk

182 Station Road
HARROW HA1 2RH

EPC Rating: C

Council Tax Band: C

Service Charge: 1872.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW312110

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1979. Should you require 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.