



## LYON ROAD HARROW, HA1 2BT

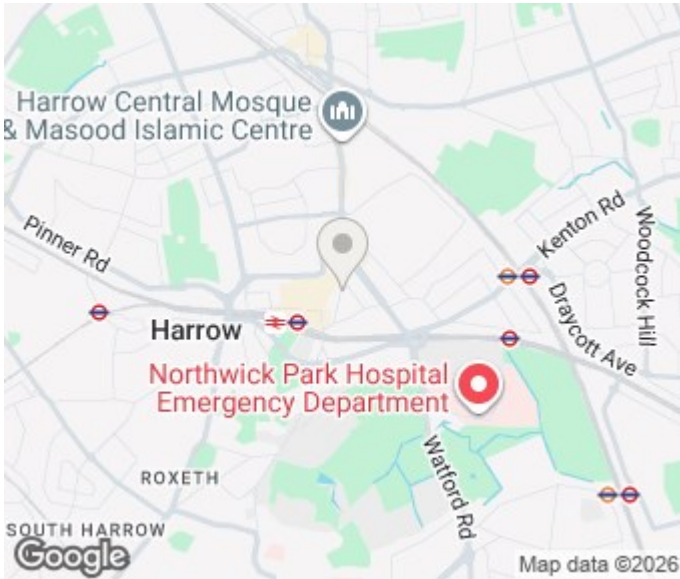
£2,200 PER MONTH

Brian Cox & Co are delighted to bring to the market this stunning third-floor two-bedroom apartment, ideally situated within a modern and stylish recent development in the heart of Harrow Central.

The apartment is beautifully presented throughout and offers a generously sized lounge seamlessly incorporating an open plan, contemporary fitted kitchen with integrated appliances, perfect for modern living. The accommodation further benefits from two well-proportioned double bedrooms, with the master bedroom enjoying the luxury of a sleek en-suite bathroom, complemented by an additional modern fitted family bathroom.

The development itself is equally impressive, boasting communal gardens, lift access, and a secured entrance, making this an ideal choice for those seeking both comfort and convenience. Additional





| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>86</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Northolt  
173 Church Road  
Northolt  
Middlesex  
UB5 5AG

020 88424008  
managementteam@brian-cox.co.uk  
www.brian-cox.co.uk

