



**Connells**

Masters Court Lyon Road  
Harrow

Masters Court Lyon Road  
Harrow HA1 2BU

for sale offers in excess of  
**£425,000**



### Property Description

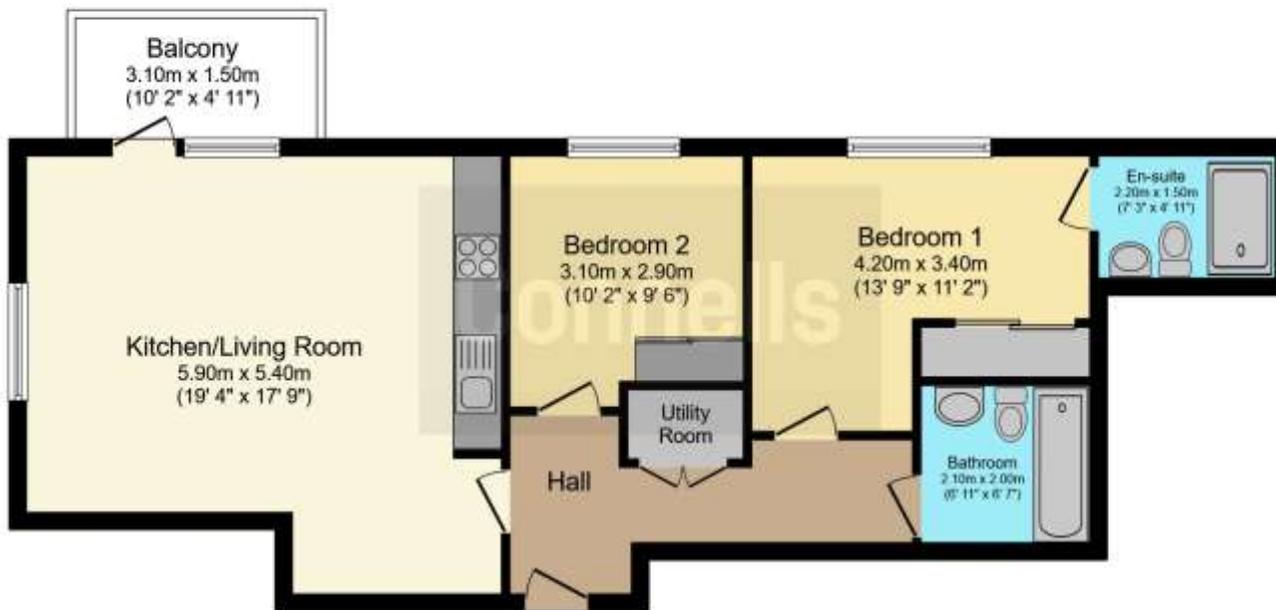
Connells are pleased to offer to the market this luxury two bedroom apartment on the third floor located in Lyon Square development in Harrow. The apartment includes stylish fittings throughout, a modern fitted kitchen, while the private balcony offers an ideal space to relax. Residents will benefit from, concierge, courtyard, cycle storage and a gym. Local amenities include restaurants, bars and St. Ann's Shopping Centre & St Georges Shopping Centre. In addition to the Vue Cinema complex, Harrow recreation ground with cafe and Harrow on the Hill village Conservation Area.

The development is located close to Harrow-on-the-Hill station and Northwick Park which are on the Metropolitan Line as well as the Chiltern rail to Marylebone. The fast train is 2 stops and 17 minutes to Baker Street.

The property is within the catchment area of 'outstanding' schools such as St Anslem's Catholic Primary School and Byron Court Primary. Other independent schools include Quaintan Hall, John Lyon and Harrow school. Ideal property for first time buyers or investors. Viewing is highly recommended.







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:  
2773.00

Ground Rent:  
350.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW311935](http://connells.co.uk/Property/HRW311935)**

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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