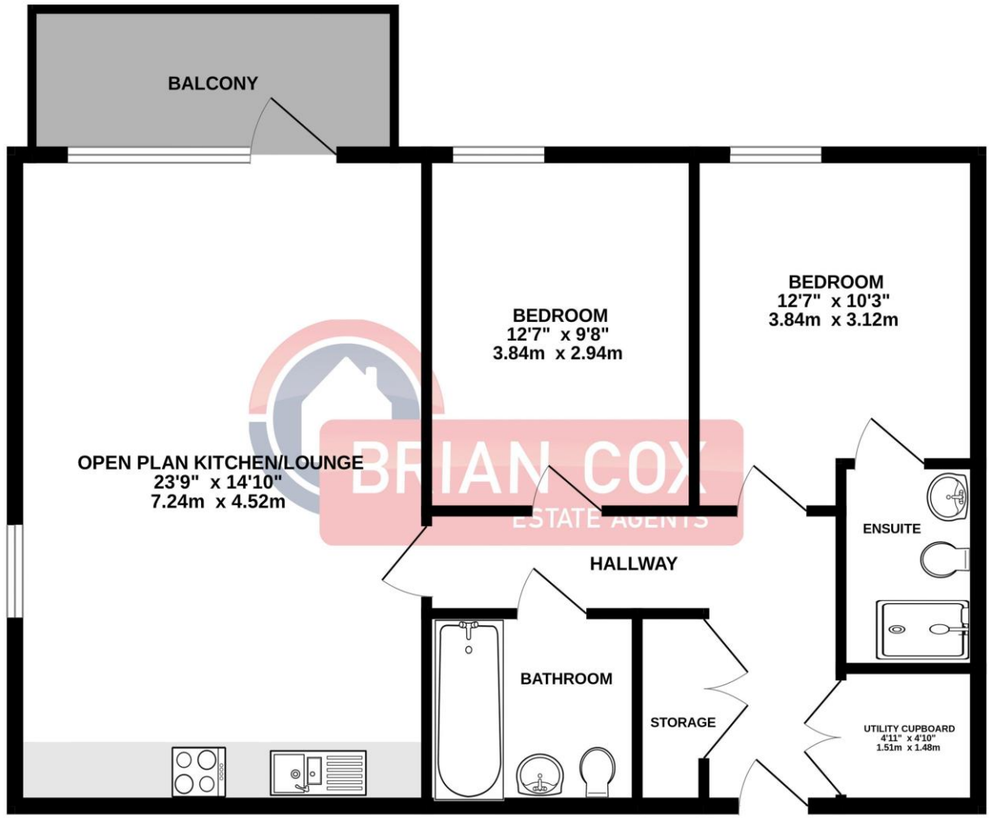
# the floorplan...

SECOND FLOOR
818 sq.ft. (76.0 sq.m.) approx.




TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## more details from...

**call**: Brian Cox Harrow: 020 8912 0006
**email**: info@brian-cox.co.uk
**web**: www.brian-cox.co.uk

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

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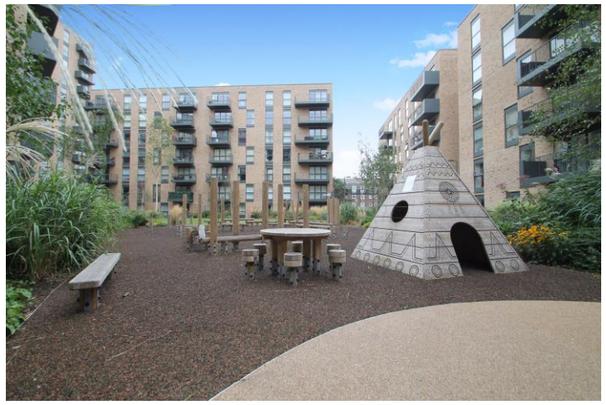
TWO DOUBLE BEDROOMS - SECOND FLOOR APARTMENT - TWO BATHROOM - UNDERFLOOR HEATING - VIEW NOW. Brian Cox and Company are delighted to bring to the market this delightful contemporary apartment located in the heart of Harrow. The property has been beautifully maintained by the existing owners and would make an ideal home. Viewings are available now so call to arrange yours!!

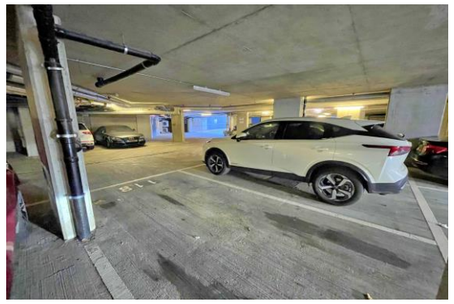
Offers in Excess of
£450,000

Lyon Road, Harrow
HA1 2BT



## in brief...

- Two Double Bedroom
- Modern Purpose Built Apartment
- Long Lease
- En-Suite to Master Bedroom
- Secure Allocated Parking
- Access to Concierge and Onsite Gym



## the location...

### nearest stations ...

Harrow-on-the-Hill Station (0.2 miles)
Northwick Park Station (0.6 miles)
Kenton Station (0.7 miles)

Harrow is a large suburban town in the London Borough of Harrow, North West London, England. It is centred 10.5 miles (16.9 km) North West of Charing Cross.

Harrow has two large shopping centres which are St Anns and St Georges with its many large department stores, restaurants, cafes and cinema. You have a large Tesco and Morrisons which are both within a short walk of the property.

There are many local schools in the area some of these include Norbury School, St Anselm's Catholic Primary School, Vaughan Primary School and Marlborough Primary School.

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