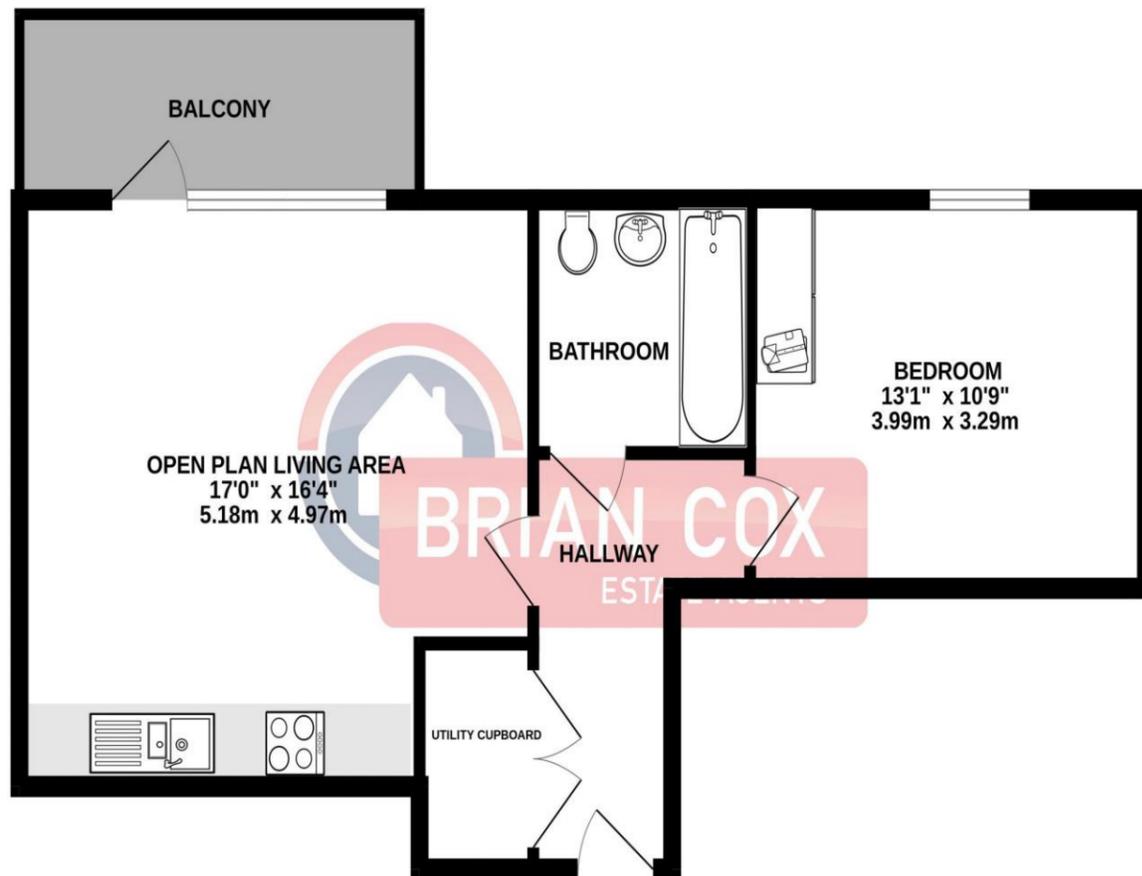


the floorplan...

FIRST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 540 sq.ft. (50.2 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.



020 8912 0006
brian-cox.co.uk



Stunning, spacious one-bedroom apartment in Lyon Square – Redrow's collection of high-end apartments in Harrow. This apartment combines elegance, convenience and luxury in one of the world's best-loved cities. Step inside to discover a warm, contemporary interior design, with subtle shapes and hues creating a truly versatile living space that's full of light. Practicality, modernity, and comfort all combine to create a beautiful home.

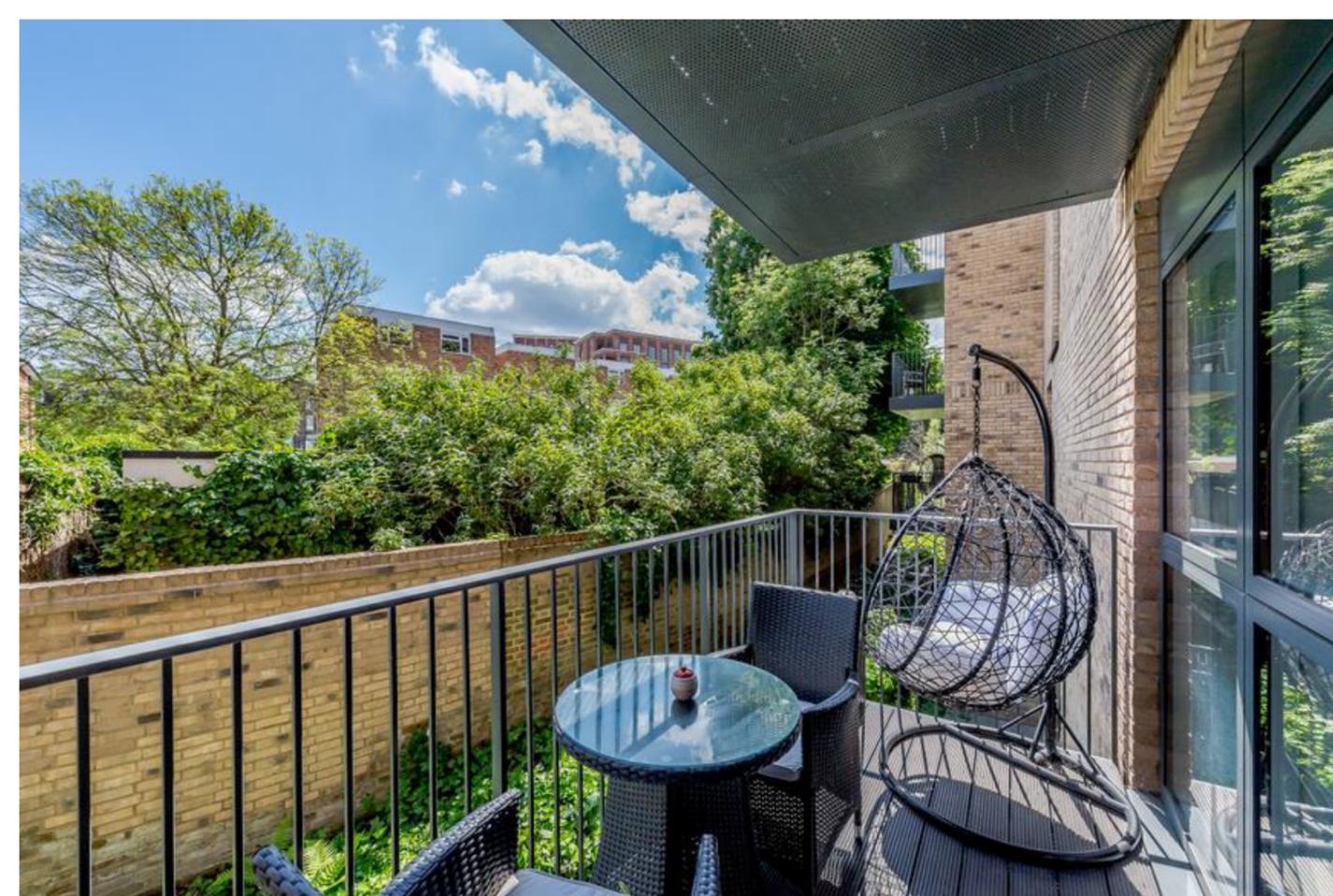
The property features a spacious lounge and fully fitted kitchen and dining area with stone worktops and high-spec Siemens appliances – oven, ceramic hob, fridge-freezer and dishwasher. An elegant, large bedroom includes built-in wardrobes, while the stunning bathroom boasts a waterfall shower/bath and heated towel rails. Welcoming you is a generous reception hallway, with a large storage cupboard providing ample space for your belongings, as well as washing machine-dryer and utilities. The apartment is also home to a sizeable balcony, perfect for relaxing out on in good weather.

All rooms feature electronic underfloor heating and air recycle ventilation system, with Amtico Spacia flooring throughout and carpeted bedroom. Added benefits include but by no means limited to – video entry intercom, 24/7 private gym access, full-time concierge service to handle your mail or inquiries, and a large communal garden courtyard with children's play area – making your new apartment the perfect place to call home.



£325,000
Leasehold

Lyon Road, Harrow
HA1 2SX



in brief...

- High-End Development
- 24/7 Gym & Concierge
- Premium Spec & Fittings
- Private Balcony
- Underfloor Heating
- Prime Town Centre Location & Transport Links



the location...

nearest stations ...

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



Lyon Square enjoys an **exceptional location** in the **vibrant and popular London suburb of Harrow**, situated next to Harrow's high street with outstanding local amenities and **convenient transport links to central London** – just a **6-minute walk to Harrow-on-the-Hill station**. This apartment is perfectly situated for young professionals, couples, and growing families seeking contemporary London living.

Harrow presents residents with a unique mix of **popular and independent boutique shops, cafes, and restaurants**, as well as impressive **outdoor spaces**. The thriving café scene offers endless ways to enjoy your daily coffee – from freshly baked scones with clotted cream at **The Doll's House on the Hill's** pretty vintage-inspired surroundings, to the buzzing atmosphere, cuisine and live music at **Coffee 2 Cocktails**. With **family-friendly restaurants and gastropubs galore**, Lyon Square's many dining destinations provide something for all tastes and occasions.

Beyond the diverse food scene, enjoy **two shopping centres and two beautiful recreation grounds**, plus various gyms and sports centres nearby. The **world-renowned Harrow School** sits alongside many **excellent independent and state schools**, ensuring Harrow meets and exceeds all the demands of your modern lifestyle – whether it's work, education, or leisure.

This apartment places you at the heart of one of London's most vibrant and popular areas, with **direct access into the City and King's Cross station just 28 minutes away**. Lyon Square makes it easy to connect with the best London has to offer, all while enjoying the development's range of excellent on-site amenities.

With great **local amenities and transport links** in a location with truly **unique character**, modern, sophisticated London living is right here on your doorstep.

