



**Connells**

Grove Court Lyon Road  
Harrow

Grove Court Lyon Road  
Harrow HA1 2AL

for sale offers in excess of  
**£435,000**



### Property Description

Connells are pleased to offer to the market this luxury two bedroom, two bathroom apartment, beautifully presented throughout and offering contemporary interiors.

The accommodation welcomes you with a spacious entrance hallway featuring useful built-in storage, a bright and stylish open-plan kitchen/reception room, perfectly designed for modern living. The sleek, well-equipped kitchen boasts a comprehensive range of fitted units, ample work surfaces, integrated appliances and a designated dining area. Large doors lead out to a private balcony, providing a pleasant space to relax or entertain.

There are two well-proportioned bedrooms, including a generous master bedroom complete with fitted storage and a contemporary en suite shower room. A modern three-piece family bathroom serves the second bedroom.

The development also benefits from beautifully maintained communal gardens. Further benefits include access to a communal gym, concierge service, secure underground parking with electric charging point access, underfloor heating and secure cycle storage.

Ideally located on Lyon Road, the apartment is just a short walk from Harrow Town Centre, where a wealth of shops, restaurants, cafés and everyday amenities can be found. Excellent transport connections are nearby, including Harrow-on-the-Hill station offering both Metropolitan Line and Chiltern Railway services, making this an exceptional choice for commuters.

### Entrance Hall

Door to front

### Lounge / Kitchen

Dual aspect window, wall and base units, work top, double bowl sink, electric hob, oven, extractor fan, fridge freezer, dishwasher

### Bedroom One

Fitted wardrobes, carpet, double glazed window

### En-Suite

Shower, wash hand basin, low level WC

### Bedroom Two

Double glazed window to the rear, fitted wardrobes, carpet

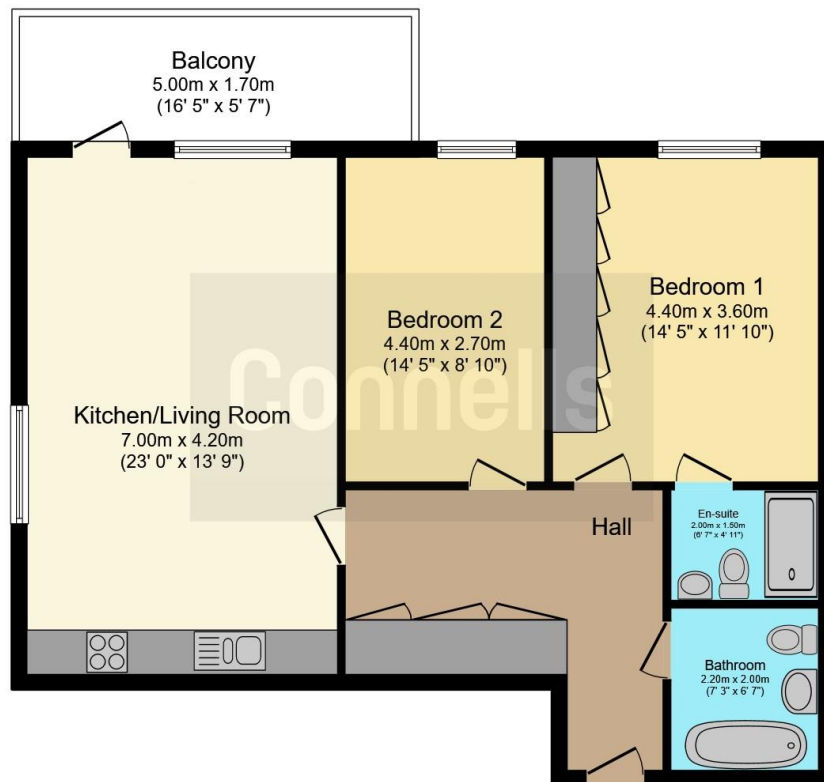
### Bathroom

Bath and shower, low level WC, vanity wash hand basin, heater, tiled floor

### Agents Note:

"Please note that the AML fee covers 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](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:  
 2900.00

Ground Rent:  
 350.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW312623](http://connells.co.uk/Property/HRW312623)**

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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