



**Lyon Road, Harrow**

**£375,000 Leasehold**

**A beautifully presented two-bedroom, two-bathroom apartment, ideally situated in the heart of Harrow town centre. Located on the third floor, this stylish home benefits from a private balcony and contemporary interiors throughout. The modern white high-gloss kitchen is complemented by sleek, fully tiled bathroom suites, creating a bright and elegant living space.**

**Residents of Lyon Square enjoy the convenience of a concierge service, an on-site gym, and beautifully maintained communal gardens with a children's play area. Perfectly positioned, the development is just a short walk from Harrow's extensive shopping and leisure amenities, as well as Harrow-on-the-Hill Station, providing excellent Metropolitan Line and Chiltern Rail connections.**

- Purpose Built Apartment • Concierge Service • On Site Gym • Two Bedrooms • Two Bathrooms • Contemporary Interiors



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### **FURTHER DETAILS**

#### **LEASE/SERVICE CHARGE**

The lease is 999 years from the 1st January 2017. The ground rent is £350 per annum and the service charge is £2765.00 per annum.

#### **LOCATION**

Masters Court is fabulously located within Harrow's town centre. Here there is a comprehensive selection of shopping and leisure facilities including a multi screen cinema. Also within walking distance is Harrow on the Hill train station where both Metropolitan and Chiltern Line trains take you into Central London. Many bus routes also emanate from here, including the Superloop SL9 bus which takes you to Heathrow Airport.

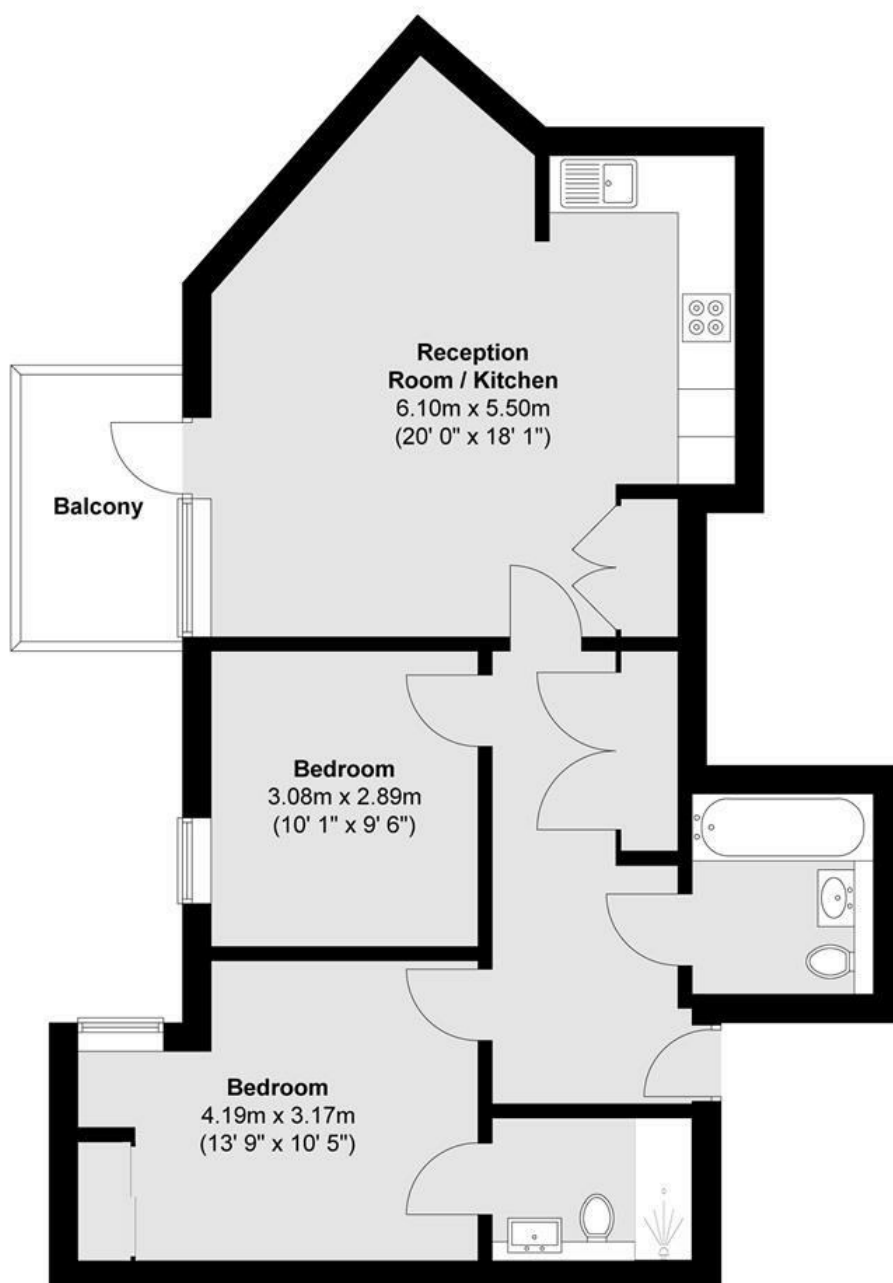
#### **CONTACT RAWLINSON GOLD**

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office on 020 8861 2020 or by email at [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk)

#### **FREE MARKET APPRAISAL**

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.





Total area (approx.) : 67.3 sq. m (724 sq. ft)  
Total balcony area (approx.) : 6.1 sq. m (66 sq. ft)