

## Lyon Road, Harrow

**£325,000 Leasehold**

Rawlinson Gold are pleased to present this attractive one-bedroom apartment located within a fantastic development, right in the heart of Harrow town centre. Boasting a good size living and a modern kitchen with sleek units and built-in appliances, the apartment also features a private balcony, as well as a modern bathroom with a white suite and chrome fittings.

Offered for sale with no upper chain, a lease of 991 years, this superb apartment is conveniently located just a short stroll away from Harrow on the Hill's Metropolitan and Chiltern Line train station, providing swift access to Central London.

Harrow town centre boasts excellent transport links, diverse shopping, leisure, and dining options, as well as a multi-screen cinema - everything you need right at your doorstep!

EPC Rating: B  
Council Tax Band: C

- One-Bedroom Apartment
- Spacious Double Bedroom
- Fabulous Fitted Kitchen
- Modern Bathroom
- Utility Cupboard with Storage
- Private Balcony
- On-Site Concierge
- Communal Gardens and Gym
- Long Lease



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### **FURTHER DETAILS**

All floors of the building are reachable via an elevator or stairs. You can get access using the concierge or a secure entry-phone system. Internally the flat comprises an entrance hall, a utility cupboard, an additional storage cupboard, a living room and kitchen with sleek units and built-in appliances, one double bedroom and a modern bathroom. Further benefits include a private balcony, landscaped communal gardens and a communal gym.

### **LEASE/SERVICE CHARGE**

The lease is 999 years from 1st January 2017. The service charge is currently £2361.46 per annum. The ground rent is £250.00 per annum.

### **LOCATION**

Bradburys Court is wonderfully situated in the heart of Harrow's town centre, where you will find a wide range of shops and entertainment options, including a cinema. It's just a short walk to Harrow on the Hill train station, where you can catch trains to Central London on both the Metropolitan and Chiltern lines. Additionally there are several bus routes available, including the Superloop SL9 bus, which can take you directly to Heathrow Airport.

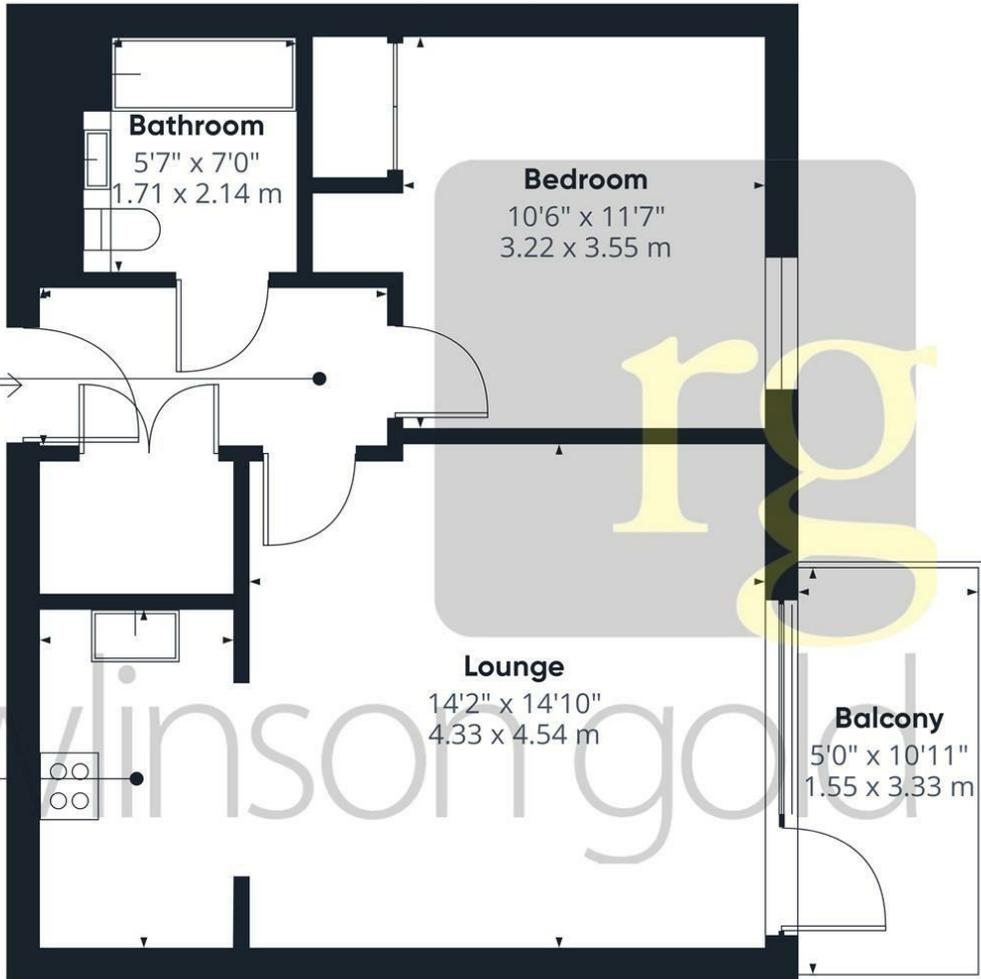
### **CONTACT RAWLINSON GOLD**

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.





Approximate total area<sup>(1)</sup>  
532 ft<sup>2</sup>  
49.4 m<sup>2</sup>

Balconies and terraces  
57 ft<sup>2</sup>  
5.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

