



## Grove Court, Lyon Road, Harrow

**£480,000 Leasehold**

Rawlinson Gold are delighted to offer this attractive third-floor apartment, boasting the rare benefit of two allocated underground parking spaces, ideally positioned in the heart of Harrow's vibrant town centre. This well-presented property features two generous double bedrooms and two modern bathrooms, making it perfectly suited for comfortable contemporary living. The apartment benefits from a stylish, fully fitted kitchen complete with integrated appliances, alongside well-appointed bathrooms finished with white suites and chrome fittings. The property is offered with a long lease of 990 years and the remainder of a 10-year Buildmark Insurance policy, providing added peace of mind. Conveniently located just a short walk from Harrow-on-the-Hill station, the apartment offers excellent connectivity via the Metropolitan and Chiltern lines, ensuring fast access into Central London. Harrow town centre itself provides a wide range of amenities, including shopping facilities, restaurants, leisure options, and a multi-screen cinema.

EPC Rating: B  
Council Tax Band: E

- Secure Underground Parking For Two Cars
- Superb Two Double Bedroom Apartment
- Open-Plan Living Area with Fabulous Fitted Kitchen
- Family Bathroom and Additional En-Suite to Master Bedroom
- Ample Storage
- Private Balcony
- Long Lease And Buildmark Insurance Policy
- On-Site Concierge
- Communal Gardens and Gym



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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. This apartment is on the third floor. Inside, there is a hallway, an open-plan kitchen/living room with a balcony, a main bedroom with and en-suite shower room, another double bedroom, and a further family bathroom. Other benefits include secure underground parking spaces for two cars and an on-site gym.

### **LOCATION**

Grove 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.

### **LEASE DETAILS**

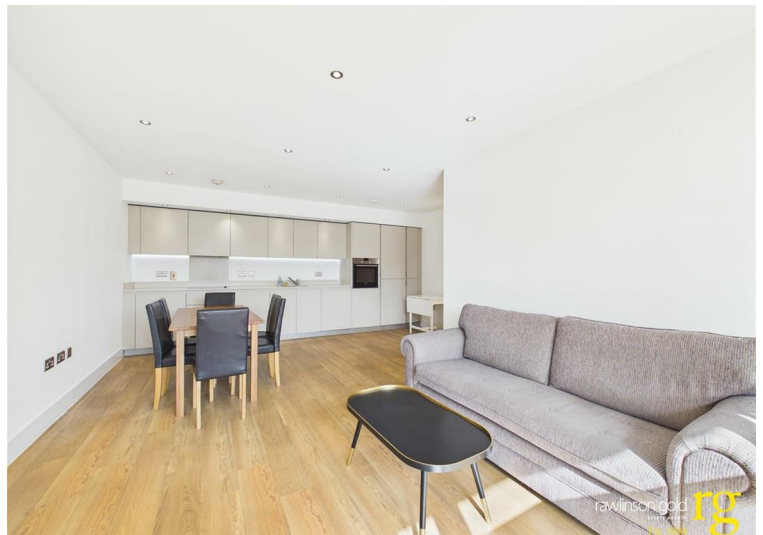
The lease is 999 years from 1st January 2017. The service charge for the period of 1st July 2025 to 31st December 2025 is £1,434.69. The ground rent is £350.00 per annum. The ten year Buildmark Insurance Policy expires on the 5th October 2027.

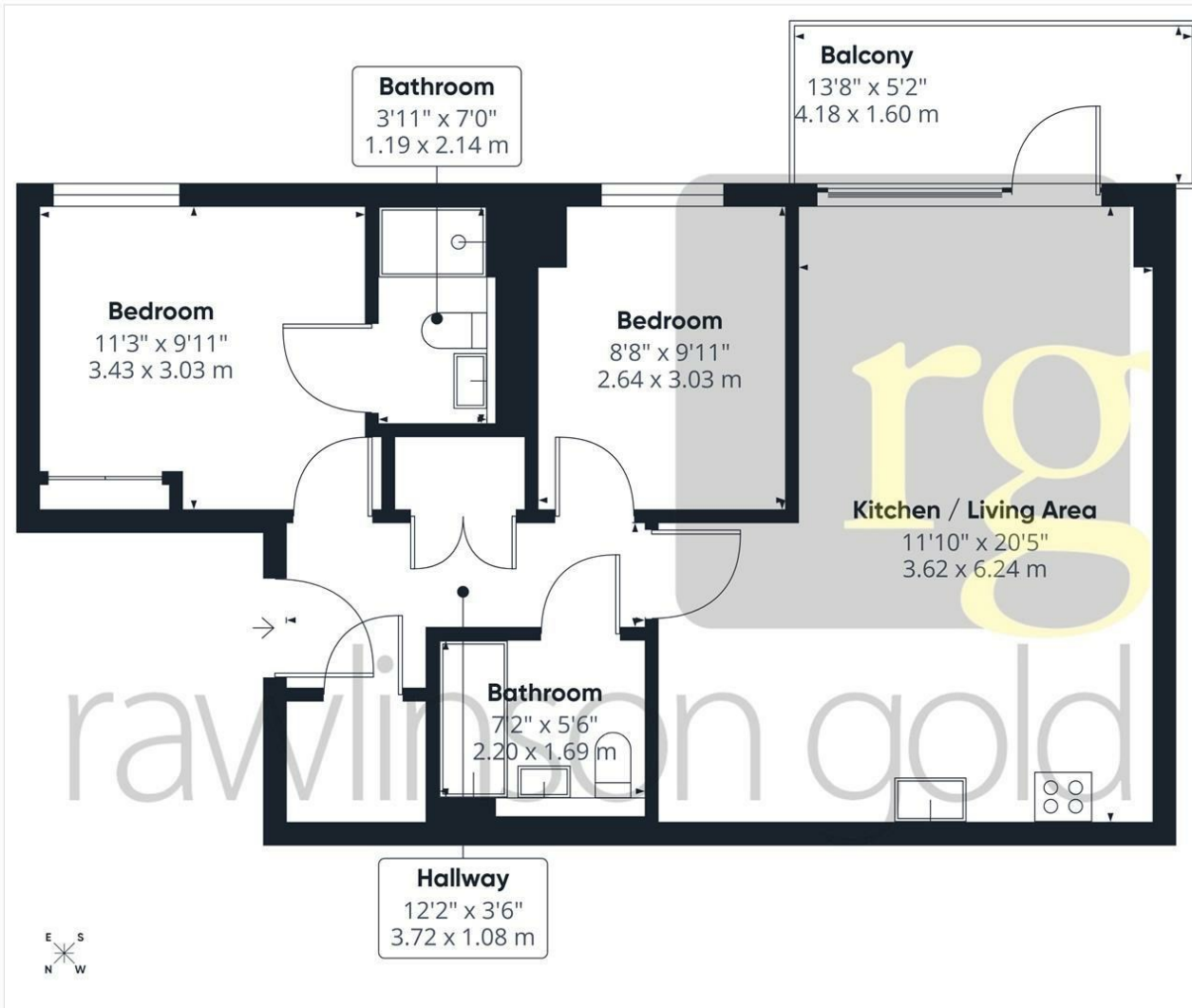
### **CONTACT RAWLINSON GOLD**

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>**  
658 ft<sup>2</sup>  
61.1 m<sup>2</sup>

**Balconies and terraces**  
71 ft<sup>2</sup>  
6.6 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.

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