



## **Bradburys Court, Lyon Road, Harrow      £315,000 Leasehold**

Rawlinson Gold are pleased to present this attractive one-bedroom apartment located on the third floor of a fantastic development right in the heart of Harrow town centre. Boasting an open-plan living and kitchen area with sleek units and built-in appliances, the apartment also features a private balcony which faces the communal gardens, as well as a modern bathroom with white suites and chrome fixtures.

Offered for sale with no upper chain, a lease of 999 years from 1st January 2017 and the remainder of a 10-year Buildmark Insurance policy, 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 • Open-Plan Living Area with Fabulous Fitted Kitchen • Modern Bathroom • Utility Cupboard with Storage • Private Balcony • On-Site Concierge • Communal Gardens and Gym • Long Lease and Buildmark Insurance Policy





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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. Internally the flat comprises an entrance hall, a utility cupboard, an additional storage cupboard, an open-plan living and kitchen area 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.

### **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.

### **LEASE DETAILS**

The lease is 999 years from 1st January 2017. The service charge is £220.84 per calendar month. The ground rent is £250.00 per annum.

### **CONTACT RAWLINSON GOLD**

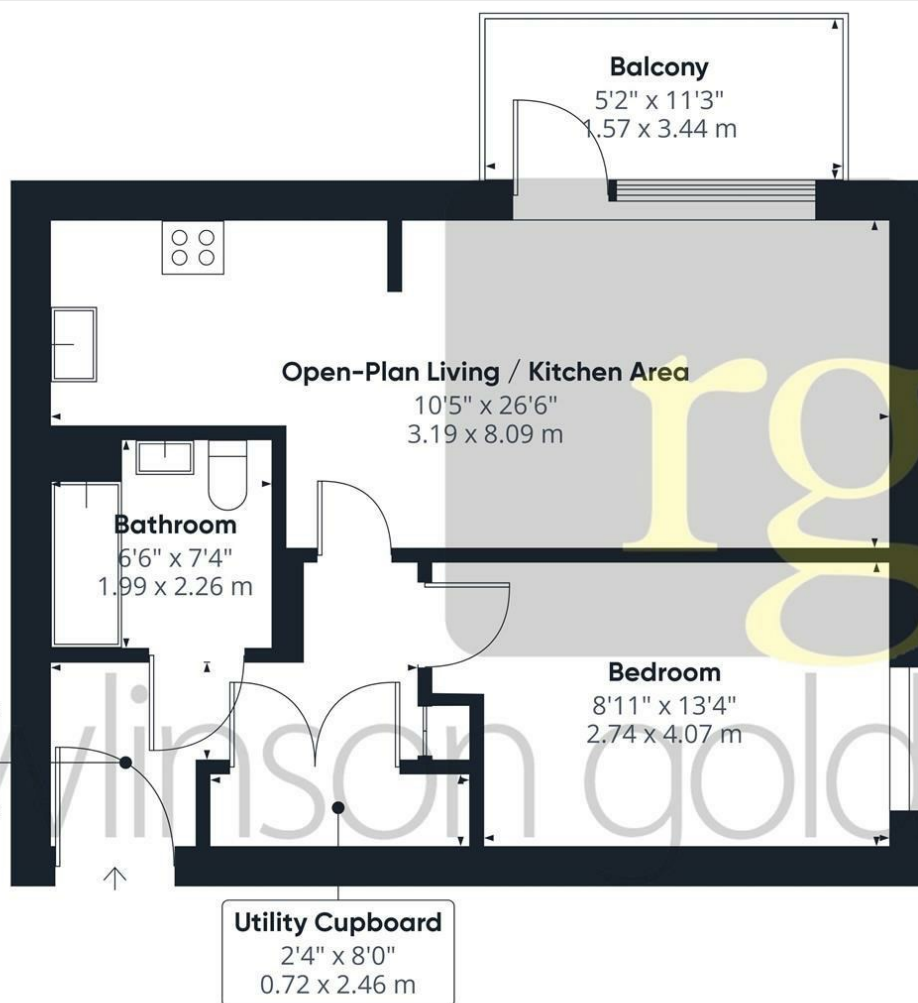
If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office on 020 8861 2020 or by email at [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk)

### **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>**

509.56 ft<sup>2</sup>  
47.34 m<sup>2</sup>

**Balconies and terraces**

57.16 ft<sup>2</sup>  
5.31 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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