



LYON ROAD, MIDDLESEX, HA1  
**£500,000 LEASEHOLD**

## IMMACULATE TWO BEDROOM FLAT FOR SALE

Tenure: Leasehold (990 Years Remaining)  
Ground Rent: £350.00 Per Annum  
Service Charge: £2000.00 Per Annum  
Council Tax: E (London Borough of Harrow)  
EPC Rating: B

Harrow | 020 8861 3933 | harrow@winkworth.co.uk

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### DESCRIPTION:

Winkworth Harrow is delighted to announce the Sole Agency instruction on this immaculate two bedroom, fifth floor apartment in one of Central Harrow's sought after Redrow developments.

The property comprises a large open plan high-spec kitchen and living space leading to a sizeable balcony, allowing you to soak in the breathtaking views of the London skyline. The apartment also boasts a fully fitted bathroom and two generously spacious bedrooms.

The property benefits from an extremely close proximity to Harrow on the Hill Underground Station, providing easy and effortless travel into Central London.

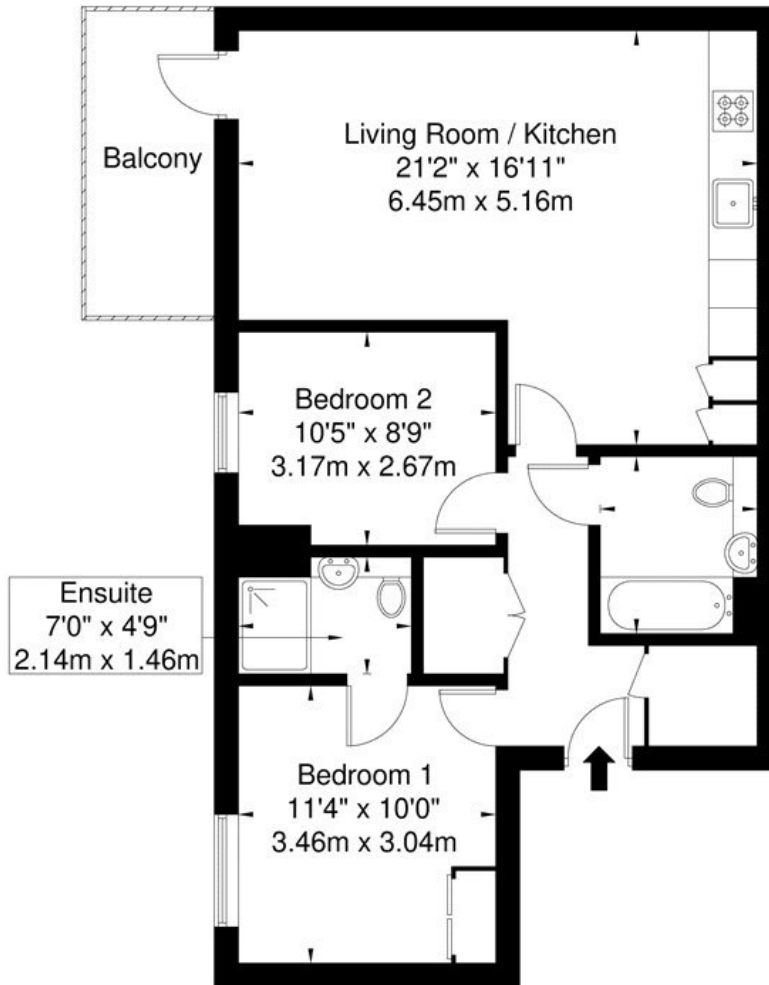
Further benefits include security/concierge, gym facilities and communal gardens.





# Grove Court, Lyon Road, HA1 2AL

Approx. Gross Internal Area = 66.1 sq m / 711 sq ft



Fifth Floor

Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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