



## Masters Court, Lyon Road, Harrow, HA1 2BT

This delightful two double bedroom apartment is set in a gated community built just four years ago and set in the heart of Harrow. Measuring in at a total of 818 square foot it boasts substantial floorspace and has been immaculately maintained. Internal viewing comes highly recommended.

Asking Price Of £465,000

Leasehold



- Second Floor Apartment
- Two Double Bedrooms
- Two Bathrooms (One En-Suite)
- Reception Room
- Kitchen
- 12 Hour Concierge Service
- Private Balcony
- Gas Central Heating/Double Glazed
- Gym
- Ideal Location

## Property Description

INTERNALLY 2nd Floor Apartment in gated development. The property comprises of spacious open plan living area with a modern fitted kitchen and door opening from the lounge area onto a private balcony. There are two double bedrooms, the primary bedroom has built in mirrored wardrobes and a luxury en suite shower room. There is a contemporary family bathroom. The property benefits from under floor heating throughout with exception of the bathrooms which have towel rail heaters with timer,, gas central heating, double glazing and security phone entrance with camera. 12 hour concierge service and access to Gym

EXTERNALLY Communal Gardens within gated development.

LOCATION Masters Court forms part of Lyon Sq, its an exciting development in the heart of Central Harrow and positioned on Lyon Road. Harrow-on-the-Hill station (Mainline and Metropolitan Line)and bus station is located just a short walk away. Also within a short walking distance you will find St Ann's & St Georges shopping centres and





Vue Cinema, Bars, restaurants and Tesco Superstore.

Lease 995 years

Council Tax Band E £2,495.89

Service Charge (£PA) £2,124

Ground Rent £350

(all as advised)

**MORTGAGES ARRANGED AT COMPETITIVE RATES**

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.

APARTMENT PLANS

TWO BEDROOM



Living/Kitchen/Dining	3.8m x 6.9m	12' 5" x 22' 6"
Master Bedroom	5.9m x 4.2m	19' 5" x 13' 11"
Bedroom 2	3.2m x 3.0m	10' 8" x 9' 11"
<b>Total Area</b>	<b>76.0 sq m</b>	<b>818 sq ft</b>

◀▶ Measurement Points | S Services | W/D Washer/Dryer  
Alternative balcony and window positions on floors 2, 4 and 6



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC