



**LYON ROAD, HA1**  
**£560,000 LEASEHOLD**

Tenure: Leasehold  
 Term: 991 year and 9 months  
 Service Charge: £1,777 per annum  
 Ground Rent: £550 Annually (subject to increase)  
 Council Tax Band: F

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

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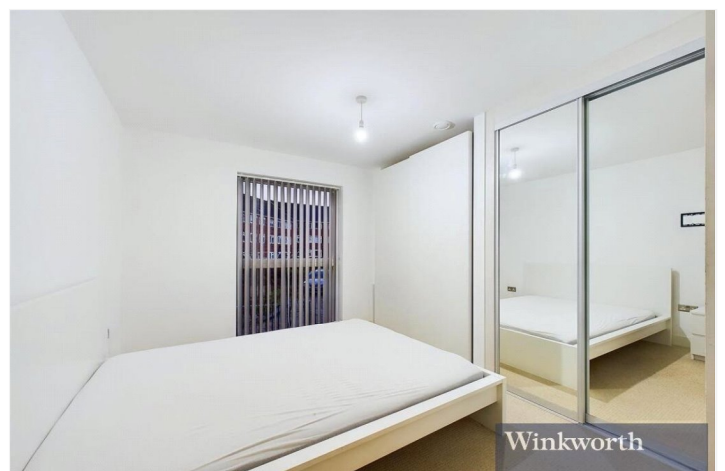
### DESCRIPTION:

Welcome to Grove Court – where contemporary design, generous space, and an unbeatable location combine to create an exceptional home. This stylishly presented three double bedroom, two bathroom apartment offers effortless comfort, convenience, and modern living.

Filled with natural light and finished to a high standard, the apartment features a bright entrance hall with built-in storage, leading to a stunning open-plan living and dining area – perfect for entertaining or relaxing. The sleek, fully fitted kitchen includes premium units, integrated appliances, and ample worktop space, flowing out to a large private balcony – ideal for sunny mornings or evening drinks.

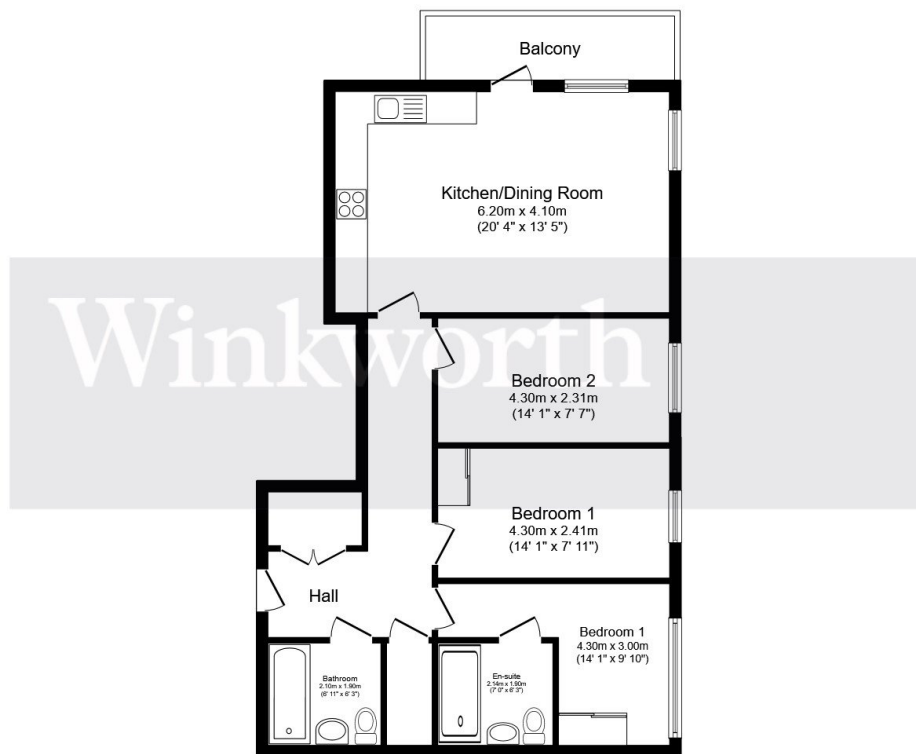
All three bedrooms are spacious doubles, with the principal suite boasting built-in wardrobes and a modern en-suite. A chic family bathroom and well-kept communal gardens complete the offering.

Located just moments from Harrow Town Centre, you'll enjoy a vibrant mix of shops, cafés, and restaurants, with Harrow-on-the-Hill Station close by for easy access to central London.









Total floor area 79.0 m<sup>2</sup> (851 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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