





HARROW ON THE HILL  
HA1 2BU



## A modern and stylish one bedroom apartment located in the heart of Harrow

A stunning 1-double bedroom apartment located in the heart of Harrow within private gated development. This newly constructed property offers modern living in a convenient location with balcony and extended views over London. The apartment located on 6th floor and features a spacious double bedroom, extended fitted wardrobes, a spacious bathroom and a bright and airy living area. This apartment provides plenty of space for comfortable living. Built in 2018, this property is in pristine condition and ready for its new owner to move in and make it their own. The price guide for this beautiful apartment is £395,000, offering great value for a property of this caliber. Located on Lyon Road, this apartment is close to local amenities, transport links, and green spaces, making it the perfect place to call home. Don't miss out on this fantastic opportunity to own a modern apartment in a sought-after location. Contact us today to arrange a viewing!





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At a glance:


- Living/Dining Room
- One Dbl Bedroom
- Extended Fitted Wardrobes
- Open Plan Fully Fitted Kitchen
- Balcony with extended views across London
- Within walking distance from all amenities and transport
- Concierge
- 999 years leasehold
- Gym
- Gated Development

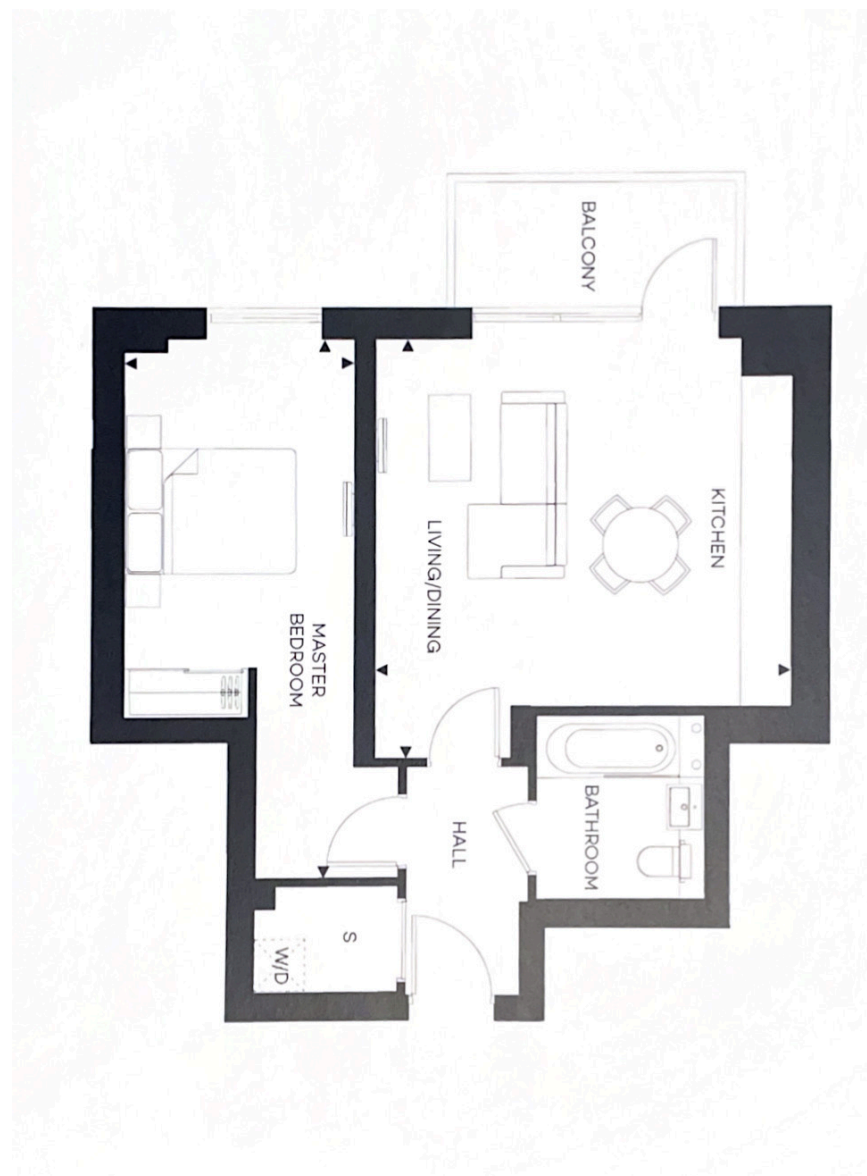
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Ground Rent: £250

Service Charge:  
£1,147.57 Half yearly

Internal Area:  
549sqft

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>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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CENTURY 21  
London Central

83-85 Rochester Row, Westminster, SW1P 1LJ

T: 020 7630 1099  
E: londoncentral@century21uk.com