



22 Bradbury's Court  
Lyon Road Harrow, HA1 2BY

£342,000



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A Modern ONE BEDROOM apartment situated on the sixth floor in this secure gated community of this elegant block in the heart of Harrow, only a short walk away from Harrow-on-the-Hill Metropolitan Line train station and both St Georges & St Ann's shopping centers offering an abundance of stores, restaurants and leisure facilities.

The property comprises an open plan kitchen with a comprehensive range of integrated appliances, a light filled lounge with a private balcony, a good size double bedroom plus a luxury bathroom suite.

Benefits include under floor heating, resident gym, concierge service to receive all the post and packages, double glazing, video entry phone system, passenger lift, a 24/7 help line plus a 992 year lease.

Communal entrance

Passenger lift to sixth floor

Own front door

Open planned Lounge/Kitchen

Private balcony

Bedroom

Luxury bathroom

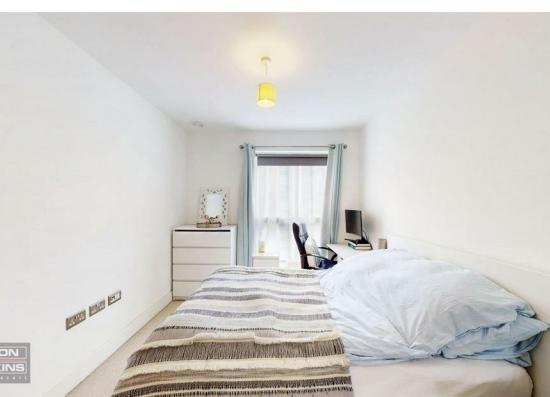
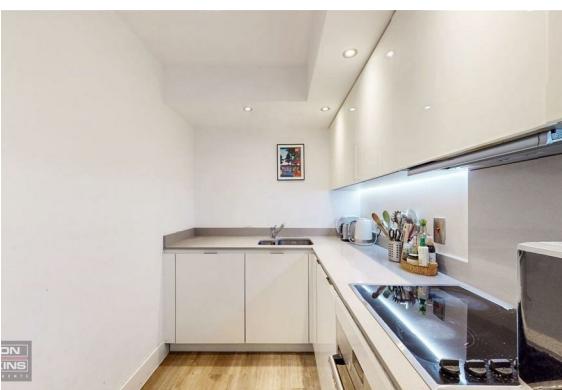
Outside

Communal gardens

Resident gym

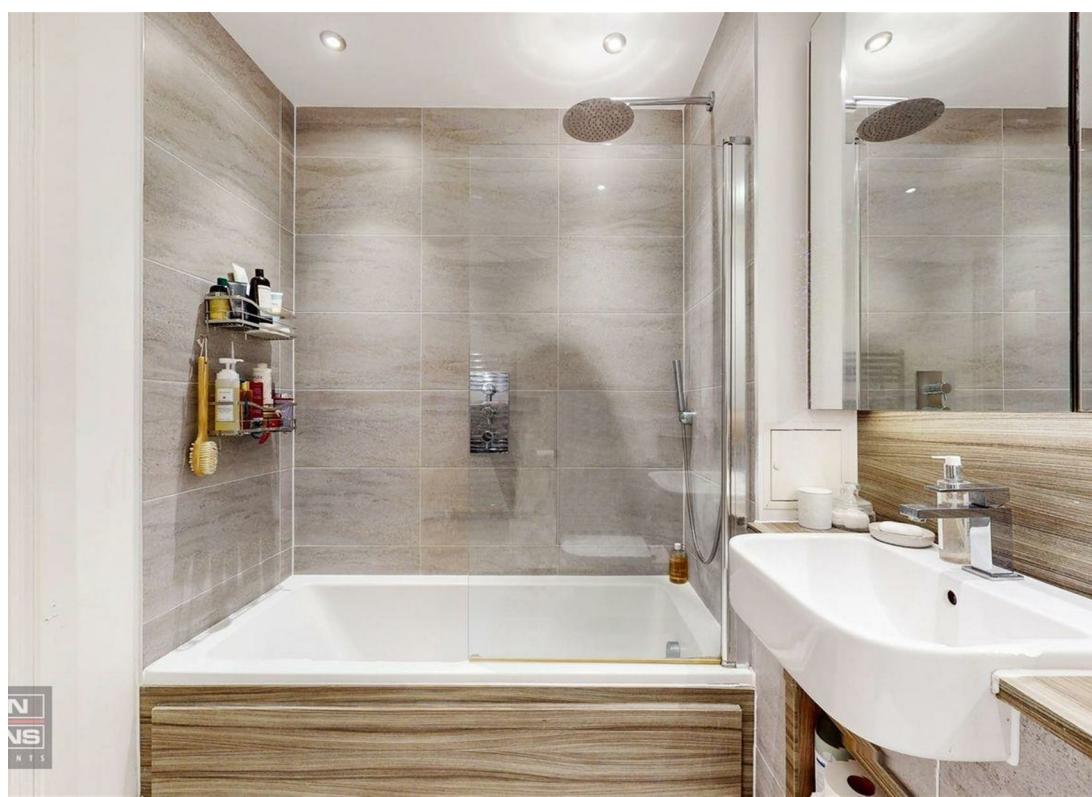
Further information

Lease- 992 Years remaining





Service Charge- £140 per month  
Ground rent- £20 per month  
Council Tax- Band C



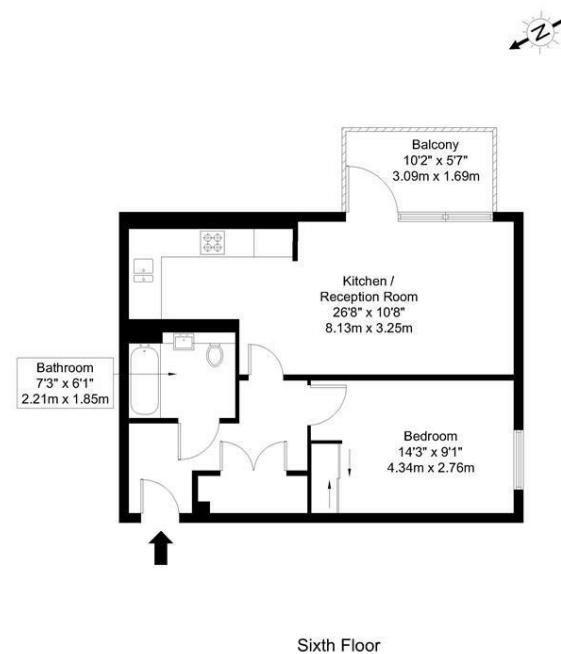
## Floor Plan

### Bradburys Court, HA1 2BY

Approx Gross Internal Area = 50 sq m / 538 sq ft

Balcony = 5 sq m / 54 sq ft

Total= 55 sq m / 592 sq ft



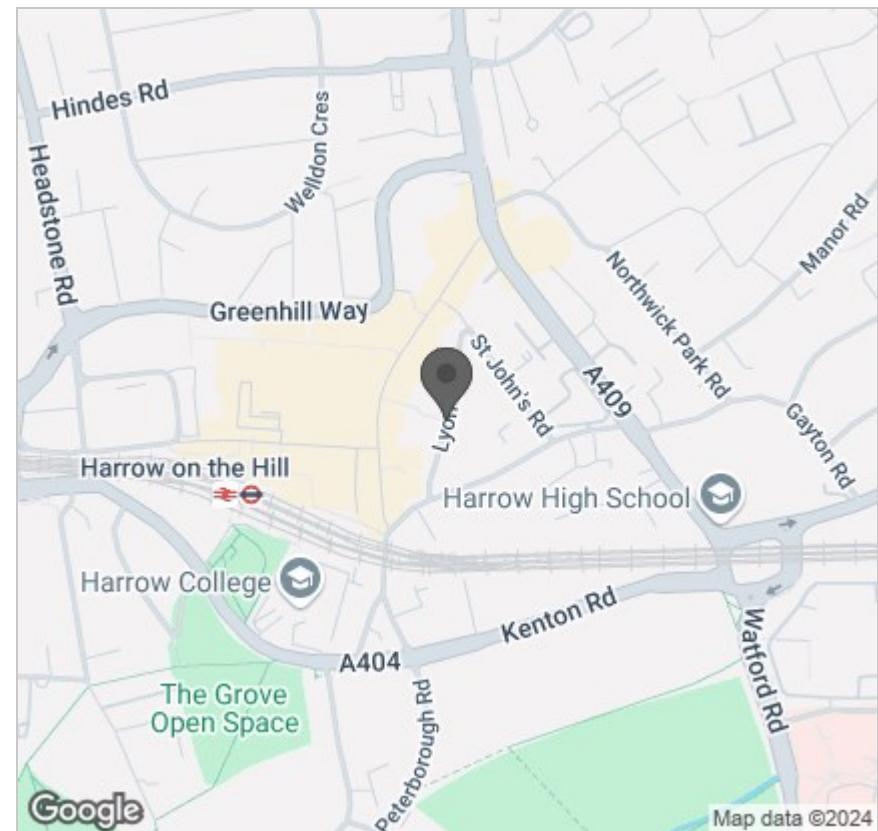
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PLAN**

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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs<br>(92 plus) <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>   |         |           |
| Not energy efficient - higher running costs                       |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b> |         |           |
| (81-91) <b>B</b>  |         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions                       |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |

## Viewing

Please contact our Harrow on the Hill Office on 020 8422 3333 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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