



LYON SQUARE

HARROW HA1

INTRODUCTION

ENJOY LIFE IN STYLE

INTRODUCING LYON SQUARE – A DISTINCTIVE NEW COLLECTION OF LUXURY HOMES IN HARROW, NORTH WEST LONDON.

Lyon Square is located in a sought after area of Harrow in one of the best loved cities in the world – London. Spire Court, our next and latest phase of Lyon Square combines elegance and convenience.

Thriving Harrow now has a residential development to match its energy and individuality – and it's all just minutes from Central London's key destinations.

Lyon Square incorporates high-specification design features and provides advantageous on-site amenities such as a concierge service, underground parking, cycle store and a residents' gym.

An address to be proud of. A lifestyle to fall in love with. A home to delight in.



SPIRE COURT

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LYON SQUARE

HARROW

FALL IN LOVE WITH LIVING

**WHEN LIFESTYLE IS IMPORTANT, LOCATION MATTERS. LYON SQUARE'S
ELEVATED POSITION IS IN THE HEART OF HISTORIC HARROW.**

Adjacent to the town's thriving centre, the development forms a new focal point for one of North West London's most charismatic and convenient neighbourhoods. From here, you're minutes from all the excitement of central London – with a simple and fast commute to the City in less than 15 minutes.

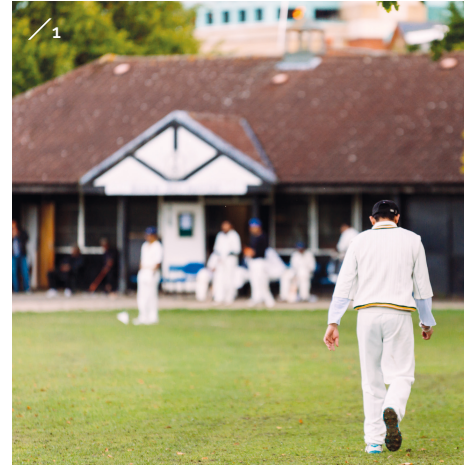
Many of Lyon Square's residences offer exhilarating skyline views towards Central London

– a brand new perspective on the capital. On your doorstep, you'll find abundant and varied shopping, dining and entertainment options. It's also possible to simply sit at a local café and soak up the relaxed atmosphere and friendly community spirit of this distinctive village.

The contemporary London lifestyle begins here.



- 1 – PINNER MEMORIAL PARK
- 2 – HARROW RECREATION GROUND
- 3 – CAFÉ ROUGE



**WITHIN WALKING DISTANCE OF THE AREA'S MOST DESIRABLE AMENITIES
AND CLOSE TO EVERYTHING CENTRAL LONDON HAS TO OFFER.**

Graceful Harrow on the Hill is one of London's most picturesque villages. Its smaller independent shops, charming tea rooms, cosy pubs and popular restaurants create a delightfully relaxed atmosphere.

Harrow's two main shopping centres are within a few minutes' walk and provide High Street essentials such as Marks & Spencer, H&M and Toni & Guy. Or for serious retail therapy, a direct tube to Oxford Circus provides easy access to London's premium shopping destinations.

Lyon Square is perfectly positioned close to impressive leisure facilities and outdoor spaces. Nearby Harrow Recreation Ground, West Harrow Recreation Ground and the recently reinvigorated Lowlands Recreation Ground provide a wide variety of open spaces, from sports pitches and courts to children's play areas and serene gardens.

For a daily workout choose between several leading health and fitness centres, including Fitness First, Gold's Gym and Energie Fitness Club.



AMENITIES

SO MUCH TO
DISCOVER

CONNECTIONS

ACCESS
THE CITY IN
MINUTES










Lyon Square makes it easy to connect with the best of London. Your two nearest tube stations, Harrow-on-the-Hill and Northwick Park, are on the Metropolitan Line, connecting you to London's key stations and major rail interchanges at King's Cross and Liverpool Street.

Nearby Kenton gets you to the West End and Oxford Circus via the Bakerloo Line. Crossrail is also set to change the way London moves – with Paddington station opening in 2018*. From here, it will be possible to travel to Bond Street in 3 minutes, and Canary Wharf in just 17 minutes.



ON FOOT







Lyon Square is in the heart of Harrow, within close walking distance of multiple train, tube and bus links.

-  4 mins
St Anns Shopping Centre
-  4 mins
Harrow-on-the-Hill station
-  5 mins
The Grove Open Space
-  13 mins
Northwick Park
-  13 mins
Kenton station
-  15 mins
Harrow School
-  17 mins
Harrow on the Hill



BY BUS



Several local bus routes provide access to and from North, Central and West London.

-  4 mins
Harrow on the Hill
-  6 mins
Kenton station
-  15 mins
Pinner
-  29 mins
Wembley Stadium
-  45 mins
Brent Cross Shopping Centre
-  56 mins
Heathrow Airport



BY RAIL/TUBE

Three nearby tube stations make intra-London travel easy. Crossrail and National Rail stations make it easy to move around the capital and beyond.

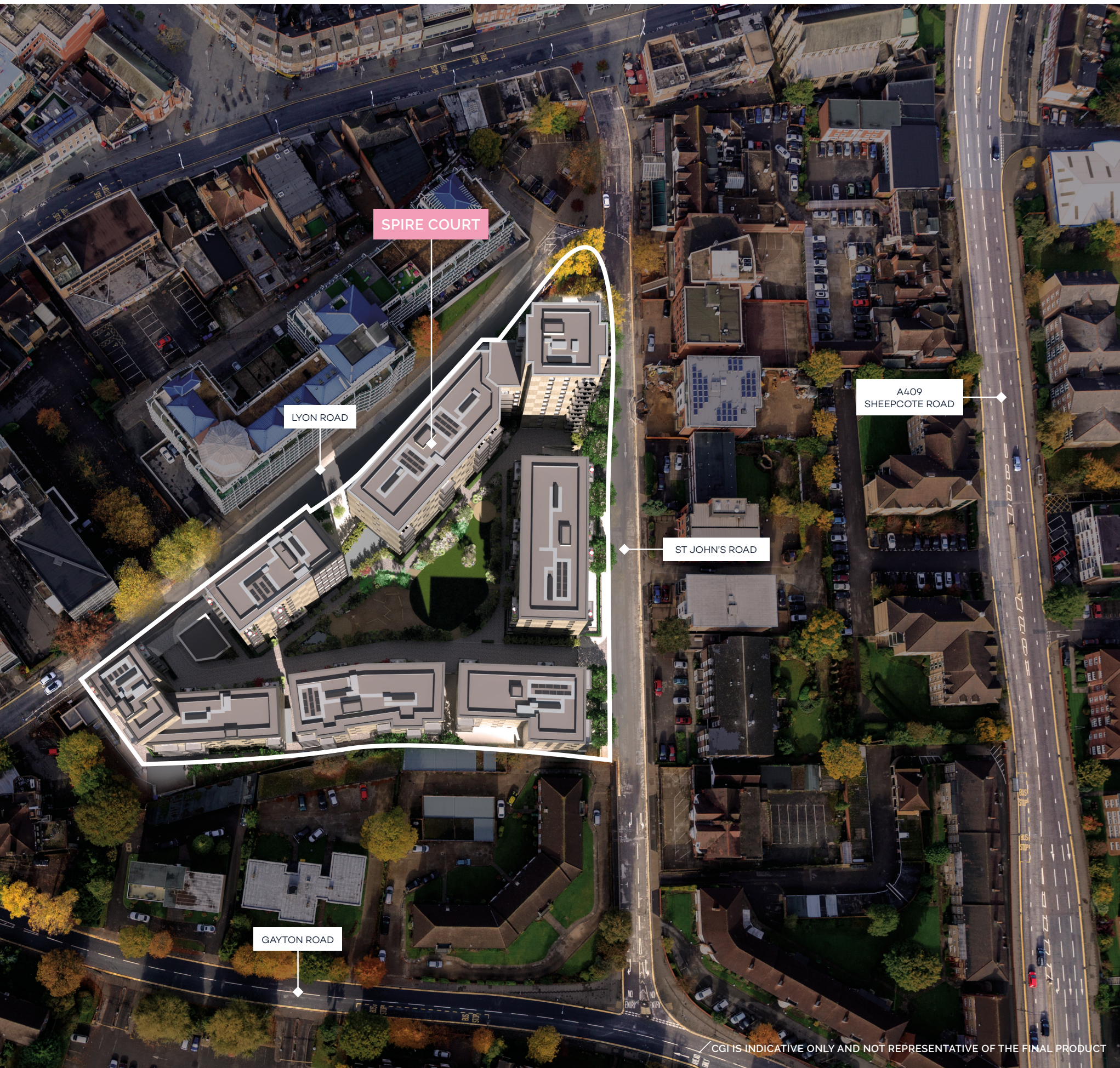
-  15 mins
Marylebone station
-  21 mins
The Regent's Park
-  21 mins
Bond Street
-  23 mins
Oxford Circus
-  24 mins
Paddington station
-  24 mins
King's Cross / St Pancras International station
-  35 mins
Canary Wharf via Crossrail
-  2 hrs 16 mins
Paris via Eurostar

*Information correct as of March 2018
Sources: TfL, Google Maps, National Rail, Crossrail and Eurostar.

THE
DEVELOPMENT

A NEW COMMUNITY
IN HARROW





SPIRE COURT

LYON ROAD

A409 SHEEPCOTE ROAD

ST JOHN'S ROAD

GAYTON ROAD

SPIRE COURT

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HARROW

WHERE
SIMPLY STUNNING
STARTS

SPECIFICATION

GENERAL

- Oak veneer apartment entrance door
- Flush oak veneer internal doors
- Brushed chrome door handles and fittings
- Fitted wardrobes to Bedroom 1 only
- All units are covered by an NHBC 10 year building warranty
- Sustainable development

KITCHEN

- Fully fitted contemporary kitchen units with soft-close mechanism
- Composite stone worktops
- Under cupboard lighting
- Stainless steel built-in multi-function Siemens oven and ceramic hob
- Integrated energy efficient Siemens fridge / freezer and integrated dishwasher
- Siemens washer / dryer to utility cupboard
- Stainless steel sink with chrome mixer tap

BATHROOM & EN-SUITE

- Wall hung white designer sanitary ware
- Tiled floor finish to bathroom and en-suite
- Polished chrome brassware
- Shower tray with sliding glass door with rain shower head and hand held shower to en-suite
- 1 Bed bathroom with rain shower head and hand held shower
- 2 Bed bathroom with riser shower and screen
- Mirrored wall cabinets over basin

SECURITY

- Video door entry system to all units accessed via communal area
- Parking not included in price, available on selected apartments only
- Cycle storage

ELECTRICAL

- Living space and Bedroom 1 wired to receive digital television, Sky+ HD and Virgin
- Telephone points to living space and Bedroom 1
- Brushed chrome electrical faceplates throughout
- Mains operated smoke detectors with battery backup
- Low energy down lights to hall, kitchen, wet areas and living / dining areas

HEATING

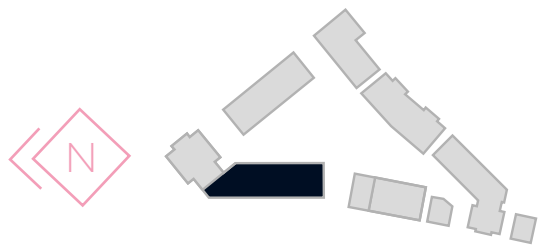
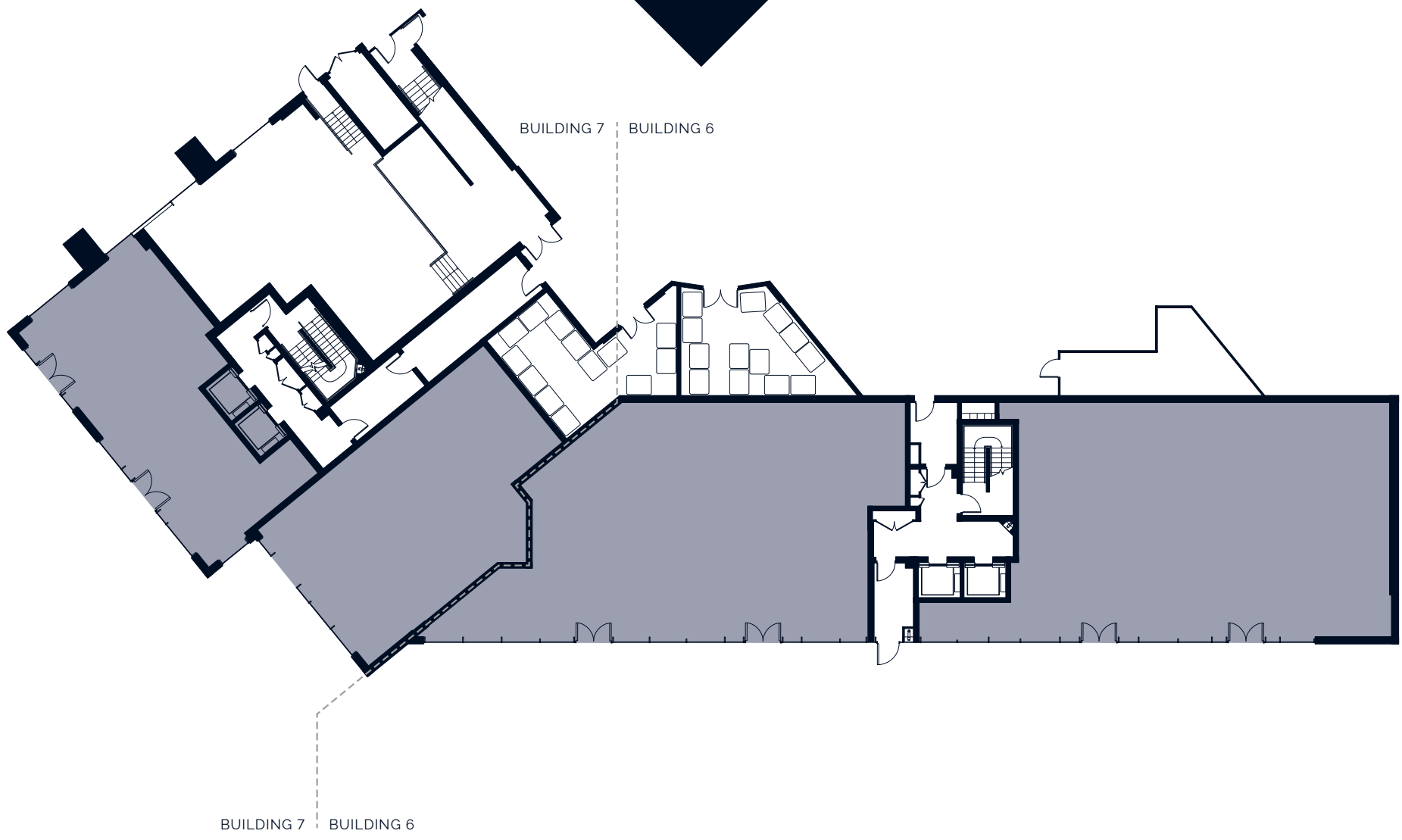
- Wet under floor heating to living / dining area, kitchen, hall and all bedrooms
- Heated chrome towel rails to bathrooms and en-suites

FLOORING

- Amtico Spacia flooring to living / dining area, kitchen and hall
- Carpet to all bedrooms

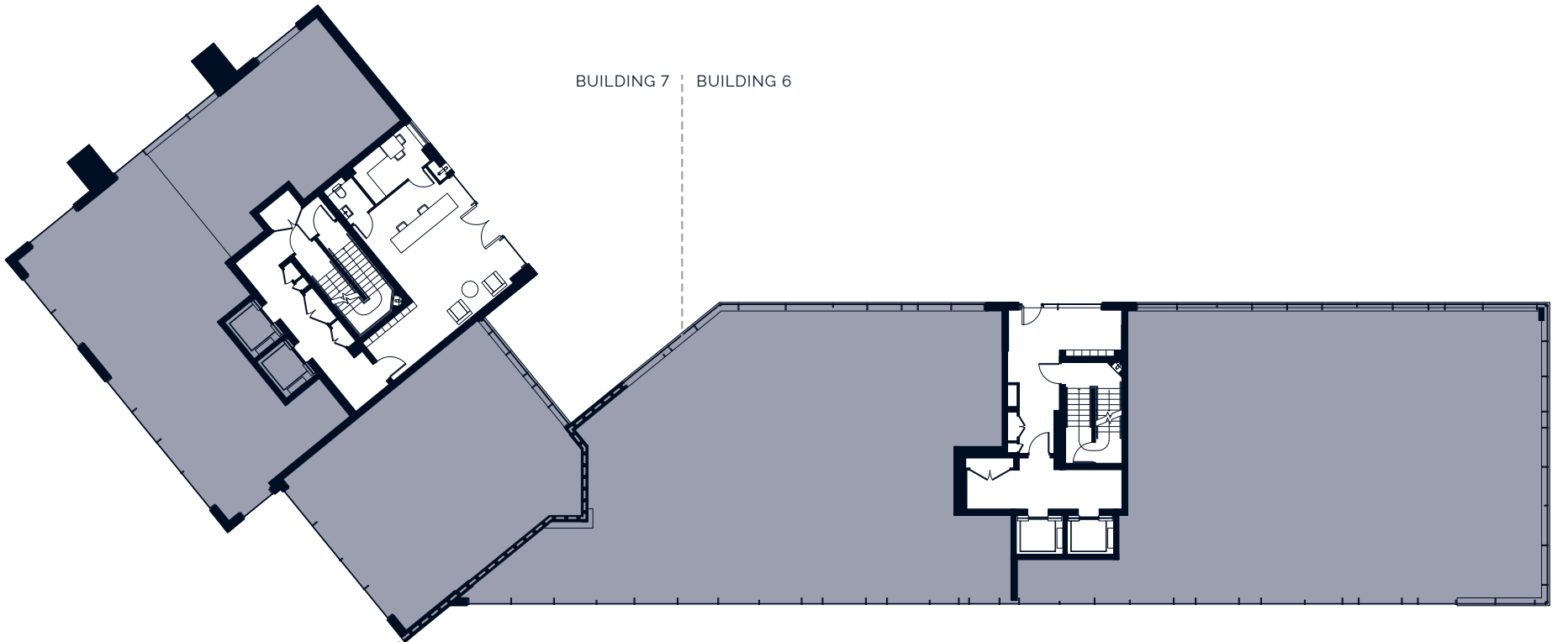
FLOORPLANS
LOWER
GROUND

LYON SQUARE



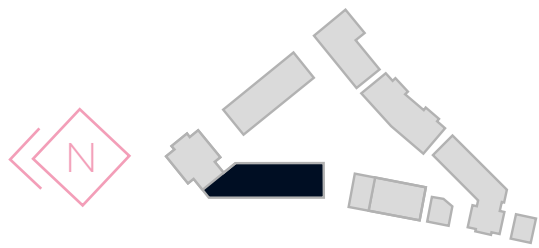
■ Commercial Space

FLOORPLANS
GROUND



SPIRE COURT

BUILDING 7 BUILDING 6



■ Commercial Space

FLOORPLANS
FIRST
FLOOR

BUILDING 7 | BUILDING 6

01-03
TYPE 06-03

01-04
TYPE 06-04

01-05
TYPE 06-05

01-06
TYPE 06-06

LYON SQUARE



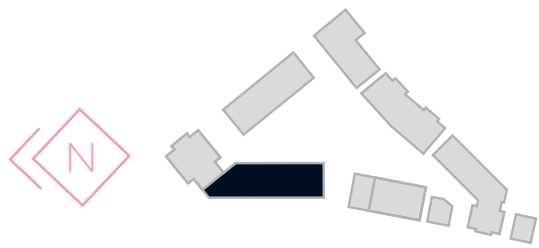
01-02
TYPE 06-02

01-01
TYPE 06-01

01-08
TYPE 06-08

01-07
TYPE 06-07

■ Two Bedroom Apartments



FLOORPLANS
SECOND FLOOR



BUILDING 7 | BUILDING 6

02-03
 TYPE 06-03

02-04
 TYPE 06-04

02-05
 TYPE 06-05

02-06
 TYPE 06-06

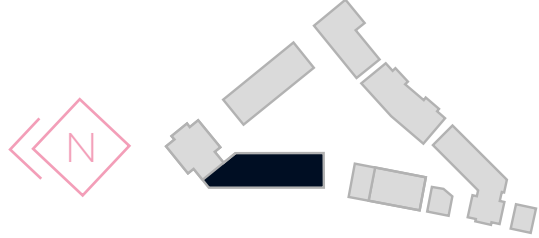
02-02
 TYPE 06-02

02-01
 TYPE 06-01

02-08
 TYPE 06-08

02-07
 TYPE 06-07

■ Two Bedroom Apartments



SPIRE COURT

FLOORPLANS
THIRD
FLOOR

BUILDING 7 | BUILDING 6

03-03
TYPE 06-03

03-04
TYPE 06-04

03-05
TYPE 06-05

03-06
TYPE 06-06

03-02
TYPE 06-02

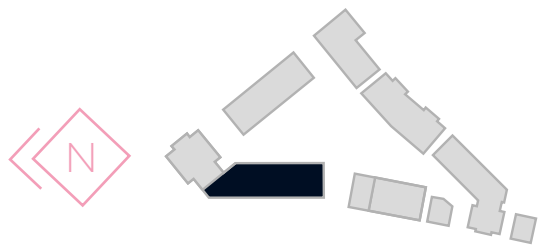
03-01
TYPE 06-01

03-08
TYPE 06-08

03-07
TYPE 06-07

LYON SQUARE

■ Two Bedroom Apartments



FLOORPLANS
FOURTH
FLOOR



BUILDING 7 | BUILDING 6

04-03
TYPE 06-03

04-04
TYPE 06-04

04-05
TYPE 06-05

04-06
TYPE 06-06

04-02
TYPE 06-02

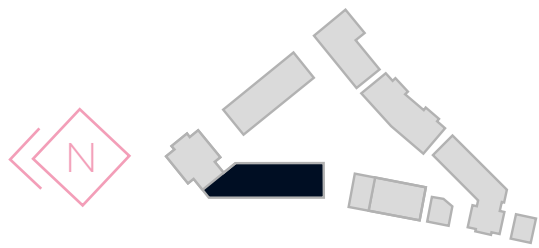
04-01
TYPE 06-01

04-08
TYPE 06-08

04-07
TYPE 06-07

SPIRE COURT

■ Two Bedroom Apartments



FLOORPLANS
FIFTH
FLOOR

BUILDING 7 | BUILDING 6

05-03
 TYPE 06-03

05-04
 TYPE 06-04

05-05
 TYPE 06-05

05-06
 TYPE 06-06

LYON SQUARE



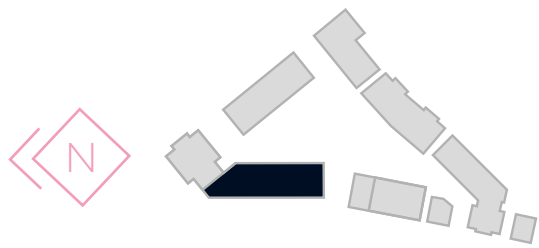
05-02
 TYPE 06-02

05-01
 TYPE 06-01

05-08
 TYPE 06-08

05-07
 TYPE 06-07

■ Two Bedroom Apartments



FLOORPLANS
SIXTH
FLOOR



BUILDING 7 | BUILDING 6

06-03
 TYPE 06-03

06-04
 TYPE 06-04

06-05
 TYPE 06-05

06-06
 TYPE 06-06

06-02
 TYPE 06-02

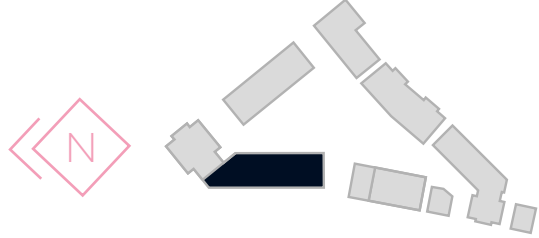
06-01
 TYPE 06-01

06-08
 TYPE 06-08

06-07
 TYPE 06-07

SPIRE COURT

■ Two Bedroom Apartments



APARTMENT PLANS

APARTMENT TYPE 06-01

TWO BEDROOM

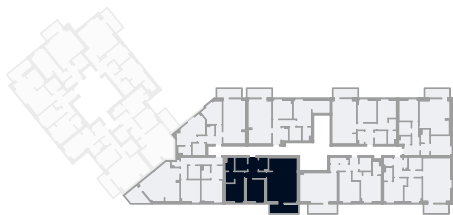


LYON SQUARE

TYPE 06-01

FLOORS	LG	G	1	2	3	4	5	6
PLOTS			01-01	02-01	03-01	04-01	05-01	06-01

Living/Kitchen/Dining	4.9m x 7.1m	16' 1" x 23' 2"
Master Bedroom	3.1m x 4.8m	10' 1" x 15' 10"
Bedroom 2	3.0m x 3.6m	9' 9" x 11' 11"
Total Area	83.1 sq m	894 sq ft



◀ ▶ Measurement Points | S Services | W/D Washer/Dryer

Alternative balcony and window positions on floors 2, 4 and 6

All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

APARTMENT PLANS

APARTMENT TYPE 06-02

TWO BEDROOM

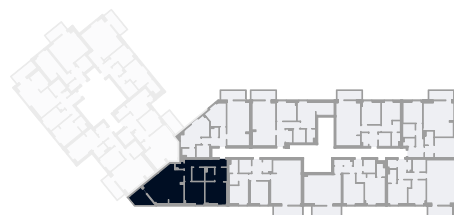


SPIRE COURT

TYPE 06-02

FLOORS	LG	G	1	2	3	4	5	6
PLOTS			01-02	02-02	03-02	04-02	05-02	06-02

Living/Kitchen/Dining	6.6m x 6.3m	21' 9" x 20' 9"
Master Bedroom	3.4m x 5.8m	11' 5" x 19' 2"
Bedroom 2	3.2m x 3.5m	10' 6" x 11' 7"
Total Area	81.7 sq m	879 sq ft



◀ ▶ Measurement Points | S Services | W/D Washer/Dryer

Alternative window positions on floors 2, 4 and 6

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APARTMENT PLANS

APARTMENT TYPE 06-03

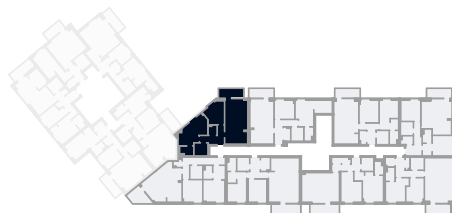
TWO BEDROOM



LYON SQUARE

TYPE 06-03

FLOORS	LG	G	1	2	3	4	5	6
PLOTS			01-03	02-03	03-03	04-03	05-03	06-03



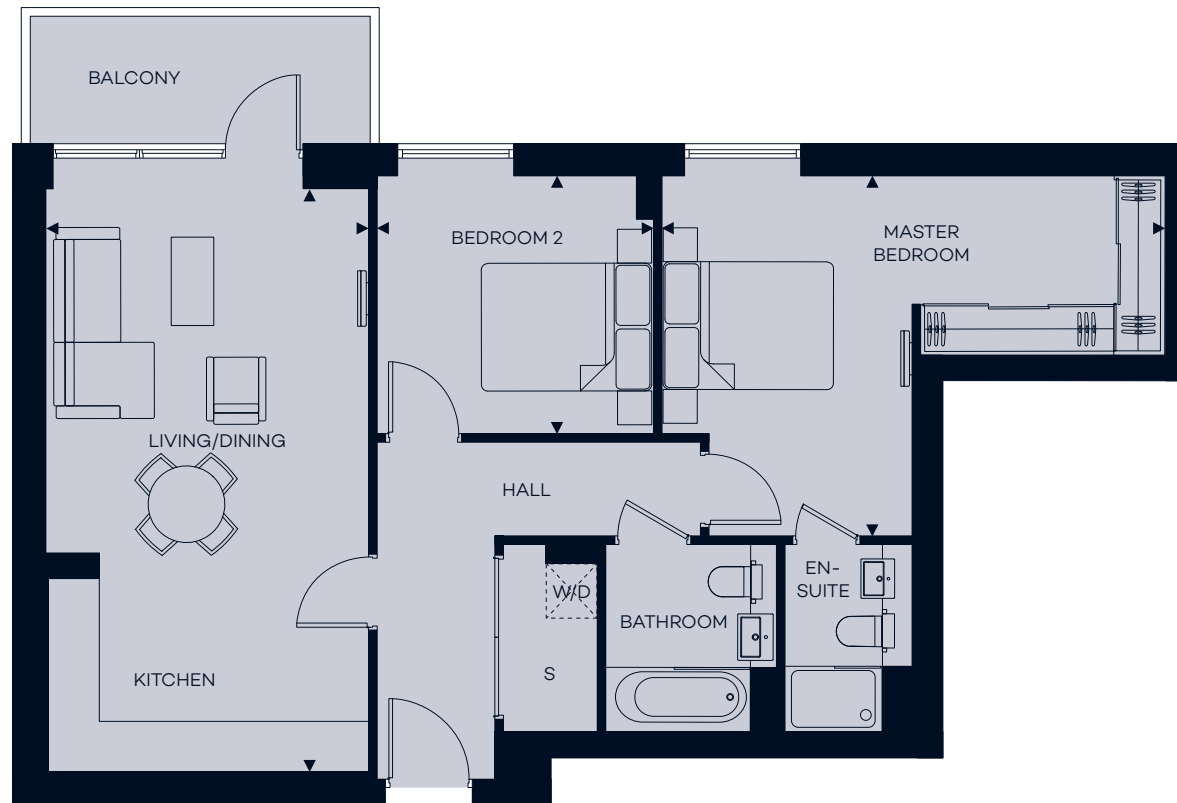
Living/Kitchen/Dining	3.7m x 7.0m	12' x 23' 3"
Master Bedroom	4.1m x 4.2m	13' 4" x 13' 9"
Bedroom 2	3.6m x 3.8m	11' 8" x 12' 4"
Total Area	72.3 sq m	778 sq ft

◀ ▶ Measurement Points | S Services | W/D Washer/Dryer

APARTMENT PLANS

APARTMENT TYPE 06-04

TWO BEDROOM

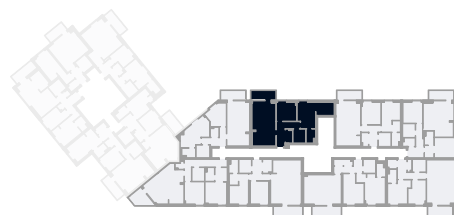


SPIRE COURT

TYPE 06-04

FLOORS	LG	G	1	2	3	4	5	6
PLOTS			01-04	02-04	03-04	04-04	05-04	06-04

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"
Total Area	76.0 sq m	818 sq ft



◀ ▶ Measurement Points | S Services | W/D Washer/Dryer

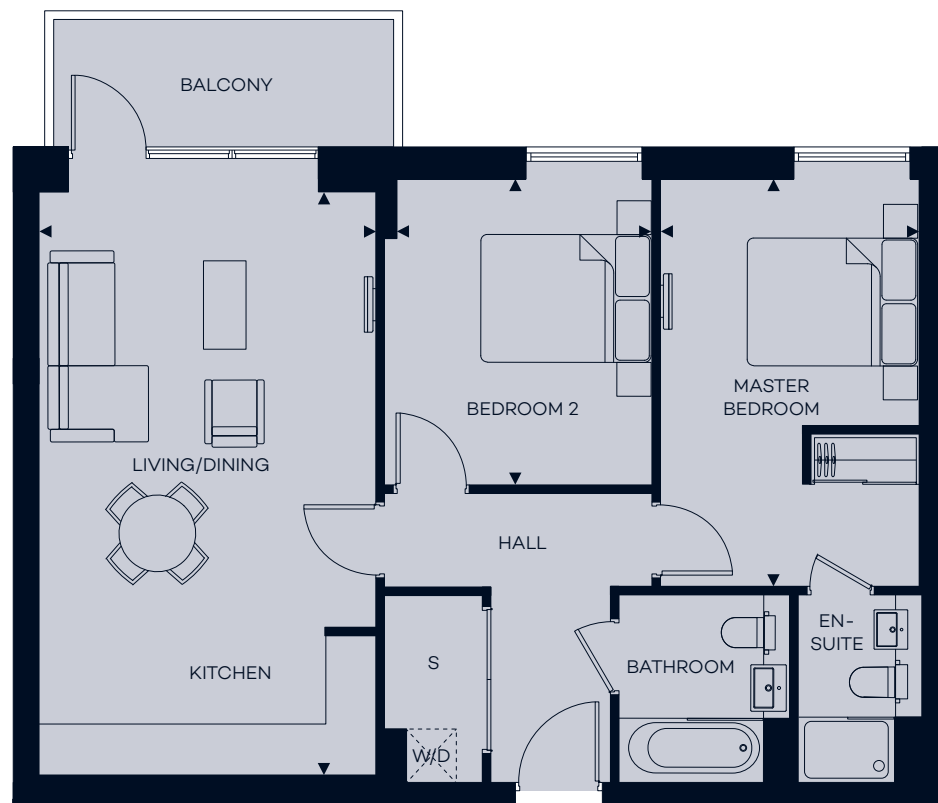
Alternative balcony and window positions on floors 2, 4 and 6

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APARTMENT PLANS

APARTMENT TYPE 06-05

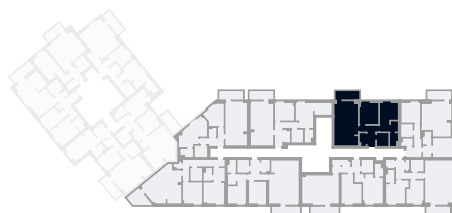
TWO BEDROOM



LYON SQUARE

TYPE 06-05

FLOORS	LG	G	1	2	3	4	5	6
PLOTS			01-05	02-05	03-05	04-05	05-05	06-05



Living/Kitchen/Dining	3.9m x 6.9m	13' x 22' 6"
Master Bedroom	3.0m x 4.8m	9' 11" x 15' 9"
Bedroom 2	3.0m x 3.6m	9' 10" x 11' 9"
Total Area	73.1 sq m	787 sq ft

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

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APARTMENT PLANS

APARTMENT TYPE 06-06

TWO BEDROOM

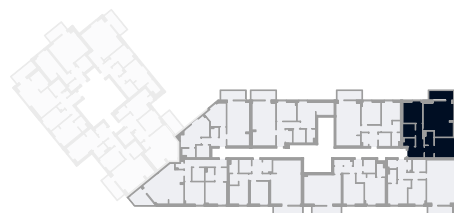


SPIRE COURT

TYPE 06-06

FLOORS	LG	G	1	2	3	4	5	6
PLOTS			01-06	02-06	03-06	04-06	05-06	06-06

Living/Kitchen/Dining	4.9m x 5.4m	16' 1" x 17' 10"
Master Bedroom	4.9m x 3.2m	16' x 10' 4"
Bedroom 2	3.2m x 3.4m	10' 4" x 11' 0"
Total Area	71.3 sq m	767 sq ft



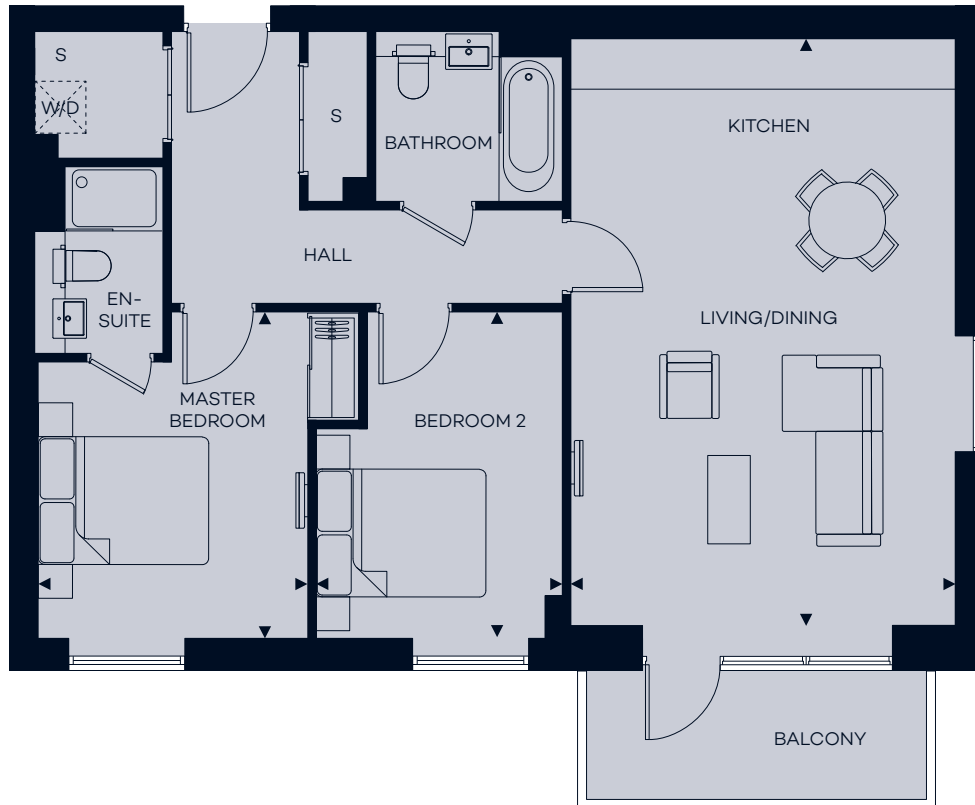
◀ ▶ Measurement Points | S Services | W/D Washer/Dryer
Alternative balcony and window positions on floors 2, 4 and 6

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APARTMENT PLANS

APARTMENT TYPE 06-07

TWO BEDROOM

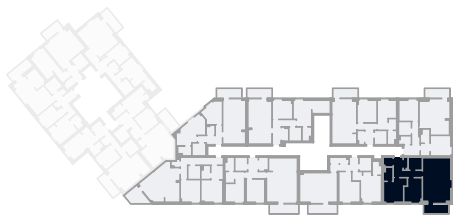


LYON SQUARE

TYPE 06-07

FLOORS	LG	G	1	2	3	4	5	6
PLOTS			01-07	02-07	03-07	04-07	05-07	06-07

Living/Kitchen/Dining	4.5m x 6.9m	14' 10" x 22' 8"
Master Bedroom	3.1m x 3.8m	10' 4" x 12' 7"
Bedroom 2	2.9m x 3.8m	9' 6" x 12' 7"
Total Area	76.5 sq m	823 sq ft



◀ ▶ Measurement Points | S Services | W/D Washer/Dryer

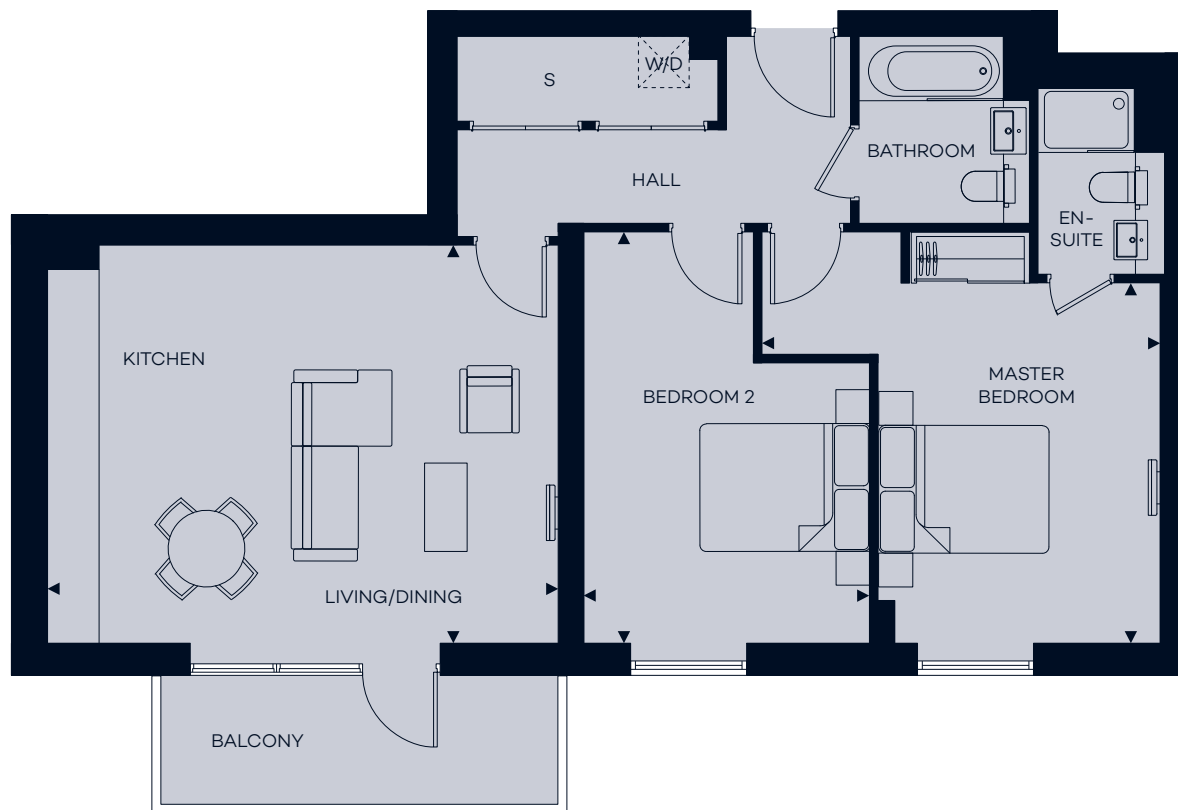
Alternative window positions on floors 2, 4 and 6

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APARTMENT PLANS

APARTMENT TYPE 06-08

TWO BEDROOM



SPIRE COURT

TYPE 06-08

FLOORS	LG	G	1	2	3	4	5	6
PLOTS			01-08	02-08	03-08	04-08	05-08	06-08

Living/Kitchen/Dining	6.0m x 4.7m	19' 8" x 15' 4"
Master Bedroom	4.7m x 4.2m	15' 4" x 13' 11"
Bedroom 2	3.4m x 4.8m	11' x 15' 10"
Total Area	81.4 sq m	876 sq ft



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

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ABOUT
REDROW

DELIVERING DISTINCTION

- 1 - PHOTOGRAPHY OF MORELLO
- 2 - PHOTOGRAPHY OF NORTHWAY HOUSE
- 3 - CGI OF SOUTHHALL
- 4 - CGI OF PADCROFT





Established over 40 years ago, Redrow is a FTSE 250 company and one of the UK's leading residential property developers. We are a committed and enthusiastic team taking pride in the homes we build and developments we create.

As a premium developer we believe in beautiful and innovative contemporary design, unrivalled craftsmanship and the highest standards of customer care.

Formed in 2010, Redrow's London division is at the heart of our nationwide development business. London is a strong market capital where there is considerable demand for luxury homes from both UK and international buyers, and investors.

Redrow's achievements have been recognised with several schemes and developments already delivering prestigious awards.





LYON SQUARE

H A R R O W H A 1

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