

LYON SQUARE  
HARROW

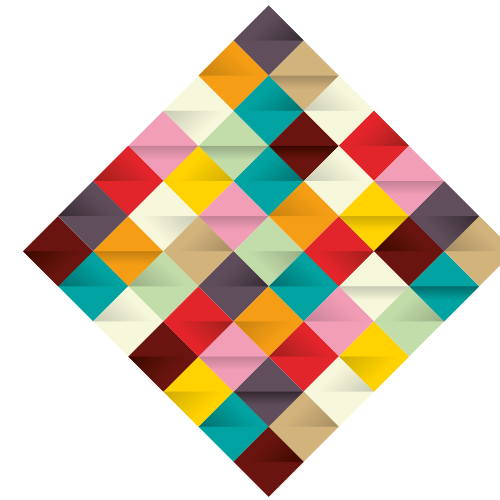


CURTIS  
COURT



GLUE

GLUE



LYON SQUARE  
HARROW

INTRODUCTION

# CHARACTER & CONVENIENCE

Lyon Square is located in the sought after area of Harrow. These homes combine elegance, convenience and luxury in one of the world's best-loved cities.

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

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

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







LEFT - HARROW HIGH STREET

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 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 25 minutes.

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



LIFESTYLE

A SPACE  
FOR ALL TO  
ENJOY

**EXCELLENT ON-SITE FACILITIES MAKE LYON SQUARE A PRECISE BLEND OF STYLISH LIVING AND RELAXED CONVENIENCE.**

With its prominent presence in the heart of Harrow, the development's distinctive design features a peaceful landscaped square at its heart – a sheltered and serene green space for residents to enjoy.

Families will enjoy the playground facilities and easy pedestrian access to Harrow's town centre.

Communal spaces have been strategically designed to create maximum fluidity and ease. Crafted and built with the same attention to detail as the homes themselves, these foyers, entrances and walkways make moving through the development a pleasure.

On-site cycle storage and secure underground car parking is available.







// A DISTINCTIVE NEW COLLECTION  
OF LUXURY HOMES //



THE DEVELOPMENT

# A NEW COMMUNITY IN HARROW



LYON ROAD

CURTIS COURT

ST JOHN'S ROAD

GAYTON ROAD

A409 SHEPCOTE ROAD





// A PODIUM, WIDE OPEN SPACE AND  
PRIVATE PLAY AREA HELP PROVIDE  
A FEELING OF COMMUNITY //

CURTIS COURT



// HIGH-SPECIFICATION  
INTERIORS AND STYLISH DESIGN  
FEATURES THROUGHOUT //

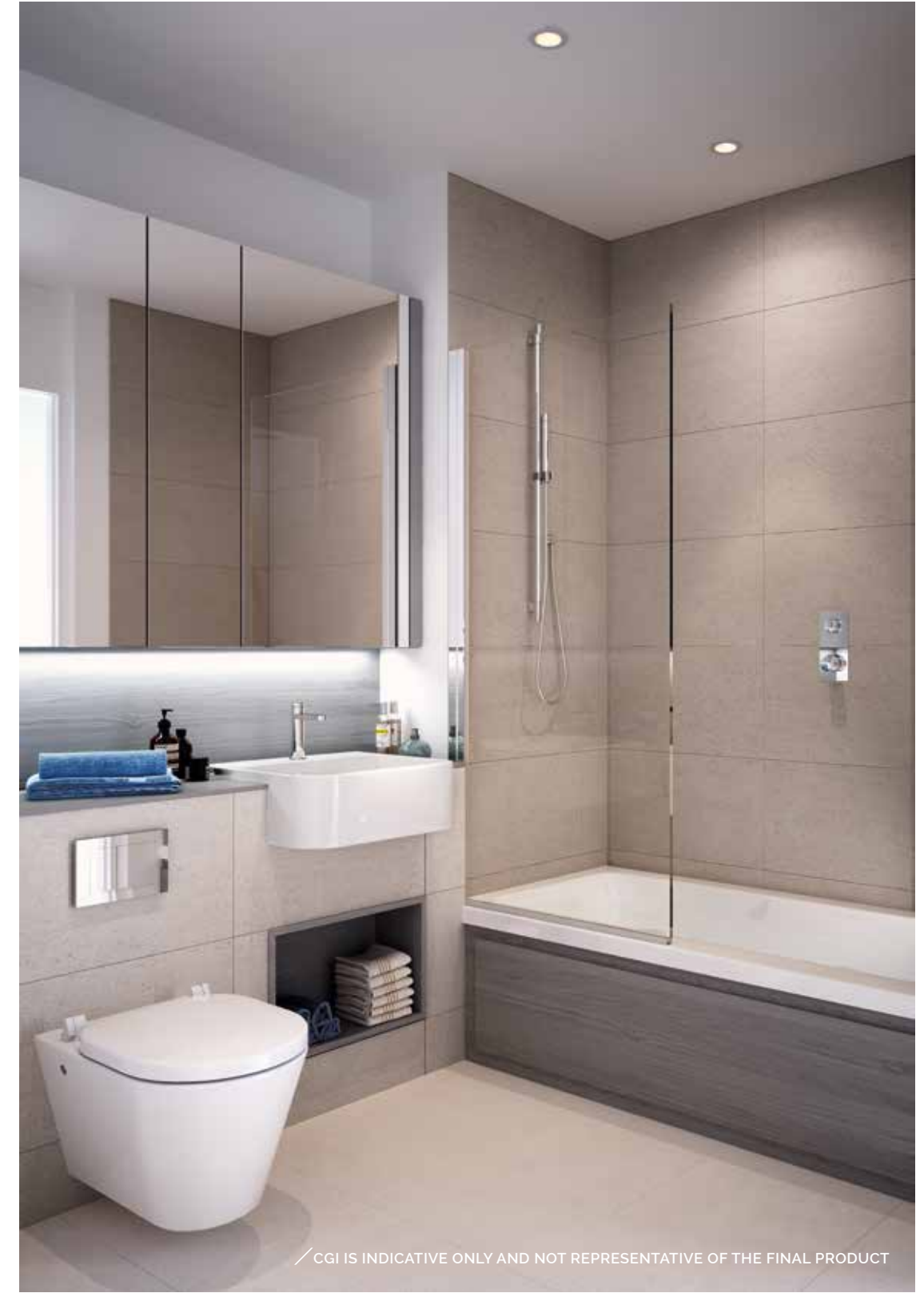






// FULLY-FITTED CONTEMPORARY KITCHEN //







THE APARTMENTS

# 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 oven and ceramic hob
- Integrated energy efficient fridge / freezer and integrated dishwasher
- 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 to en-suites only
- Rain-shower shower head with additional hand held shower to en-suites only
- Mirrored wall cabinets over basin

### 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

### SECURITY

- Video door entry system to all units accessed via communal area
- Underground car parking included to selected apartments
- Cycle storage

### 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

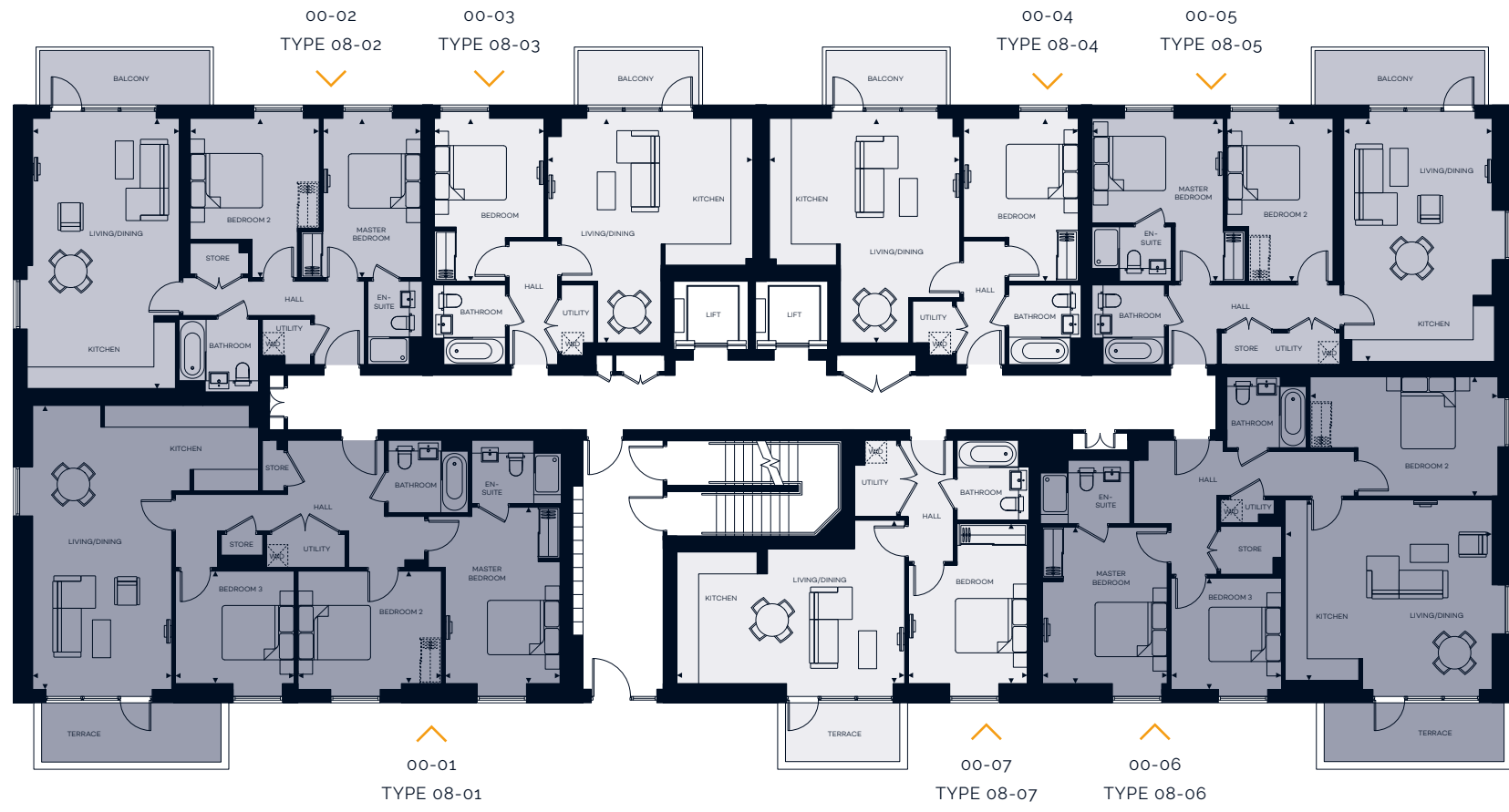
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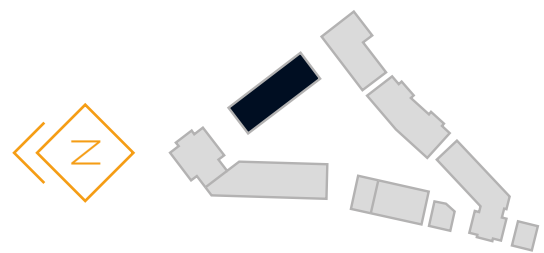
FLOORPLANS  
GROUND  
FLOOR

FLOORPLANS  
FIRST  
FLOOR

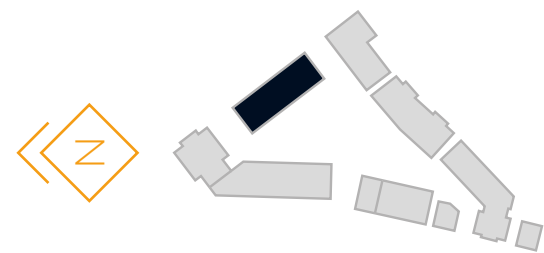
LYON SQUARE



CURTIS COURT



- One Bedroom Apartments
- Two Bedroom Apartments
- Three Bedroom Apartments



- One Bedroom Apartments
- Two Bedroom Apartments
- Three Bedroom Apartments



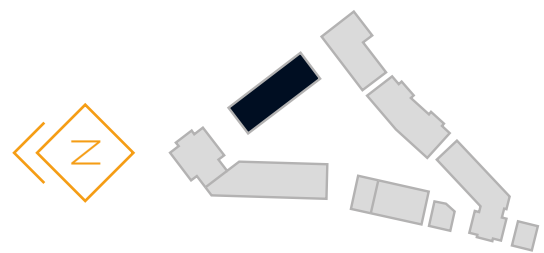
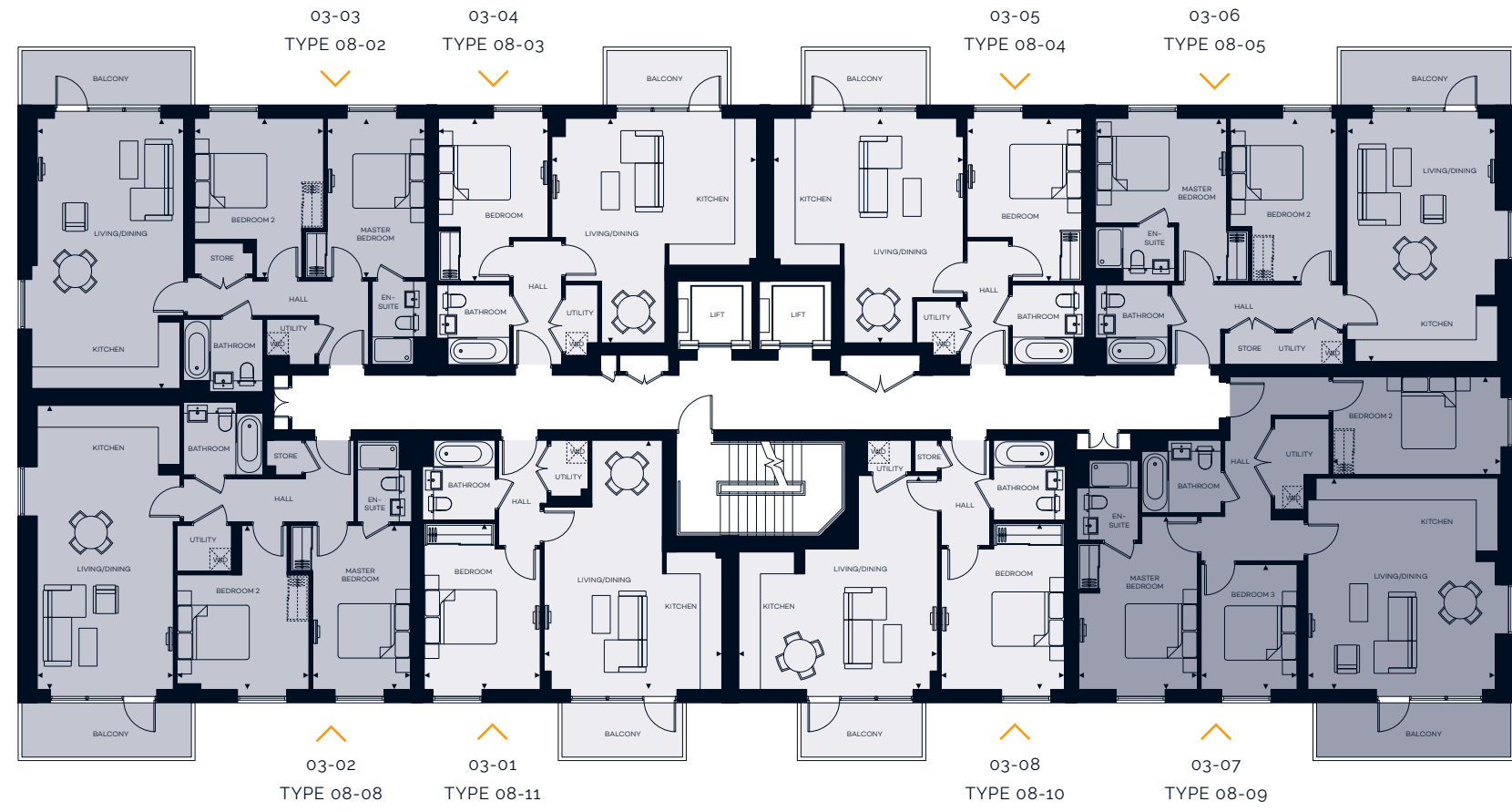
FLOORPLANS  
SECOND  
FLOOR

FLOORPLANS  
THIRD  
FLOOR

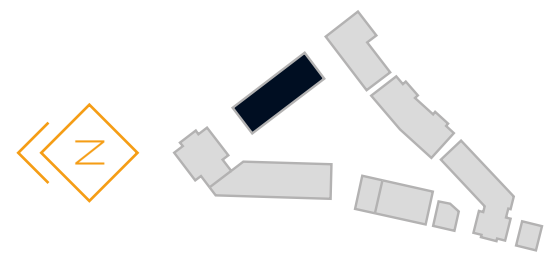
LYON SQUARE



CURTIS COURT



- One Bedroom Apartments
- Two Bedroom Apartments
- Three Bedroom Apartments



- One Bedroom Apartments
- Two Bedroom Apartments
- Three Bedroom Apartments



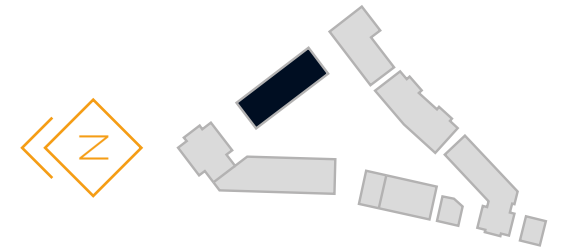
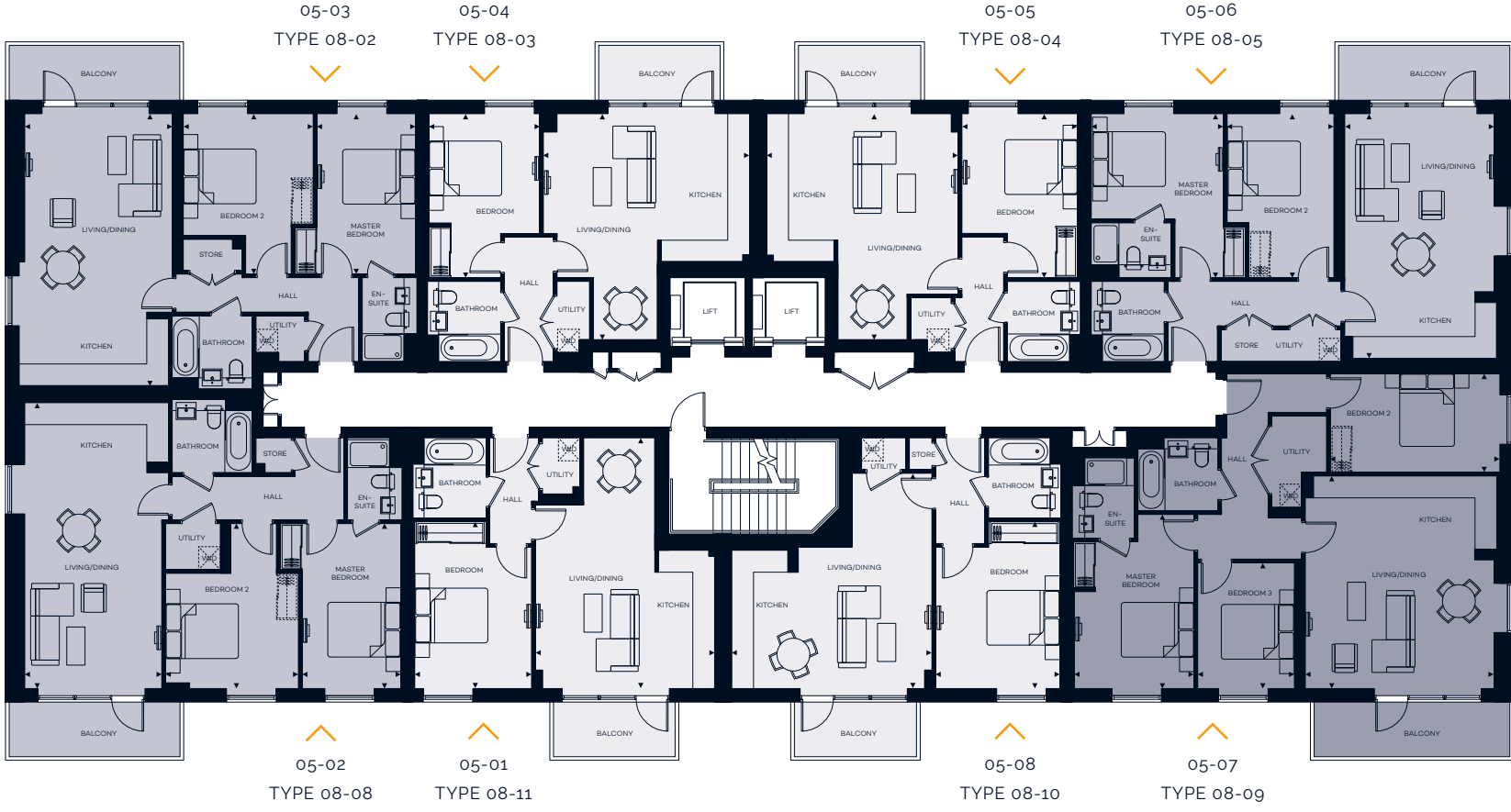
FLOORPLANS  
FOURTH  
FLOOR

FLOORPLANS  
FIFTH  
FLOOR

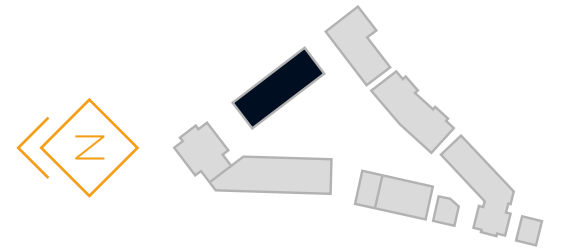
LYON SQUARE



CURTIS COURT



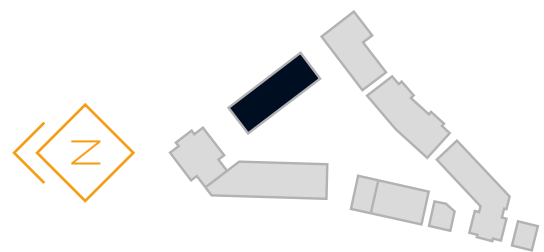
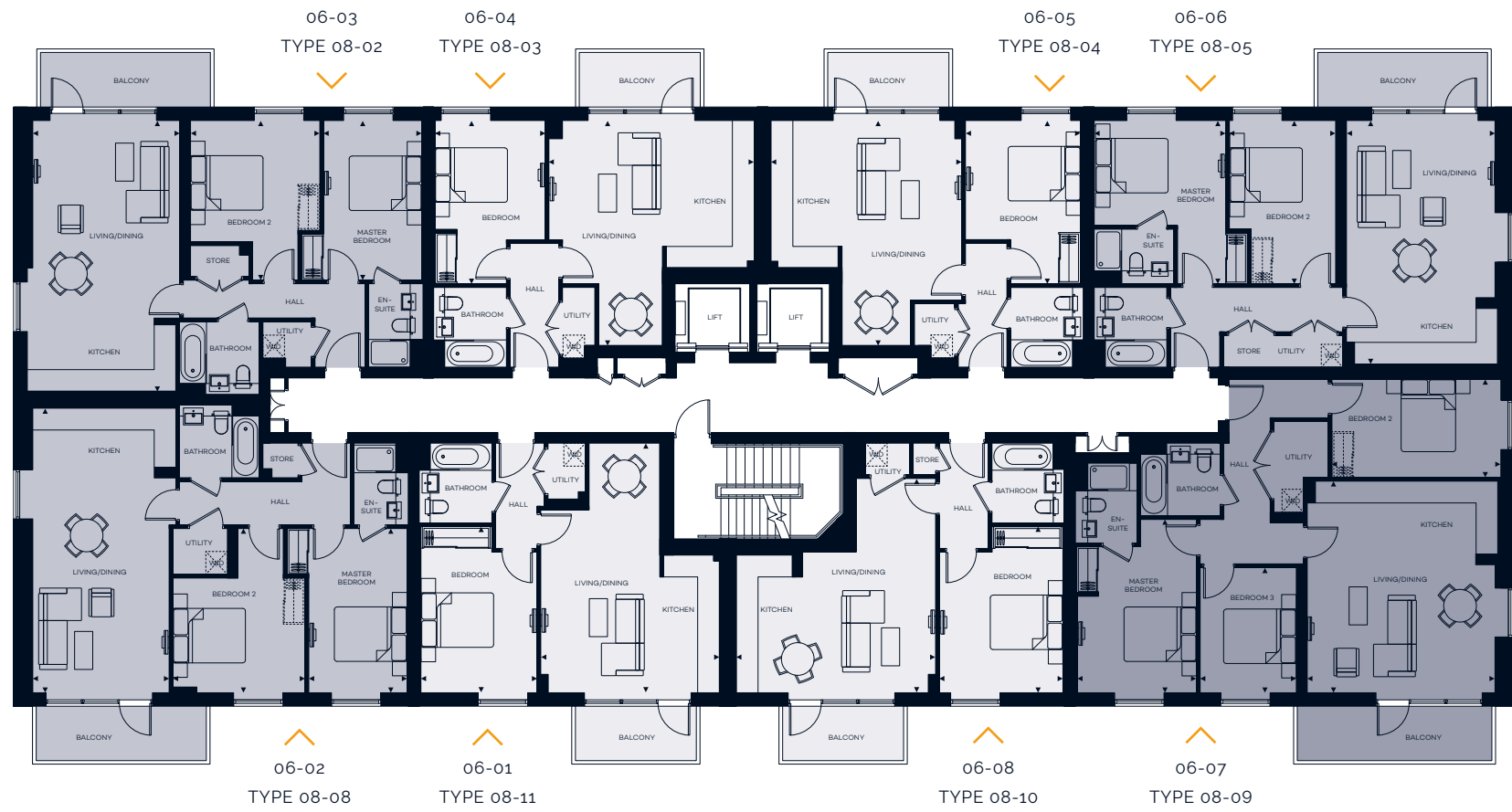
- One Bedroom Apartments
- Two Bedroom Apartments
- Three Bedroom Apartments



- One Bedroom Apartments
- Two Bedroom Apartments
- Three Bedroom Apartments



FLOORPLANS  
SIXTH FLOOR



- One Bedroom Apartments
- Two Bedroom Apartments
- Three Bedroom Apartments

LYON SQUARE







CGI IS INDICATIVE ONLY AND NOT REPRESENTATIVE OF THE FINAL PRODUCT

APARTMENT PLANS

APARTMENT TYPE 08-01

3 BEDROOM

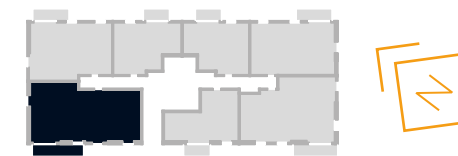


CURTIS COURT

TYPE 01-01

FLOORS	G	1	2	3	4	5	6
PLOTS	00-01						

Living/Kitchen/Dining	7.9 m max x 6.2 m max	25' 11" max x 20' 6" max
Master Bedroom	4.9 m max x 3.2 m	16' max x 10' 5"
Bedroom 2	4.0 m x 3.1 m	13' x 10' 3"
Bedroom 3	3.3 m x 3.1 m	10' 10" x 10' 3"
<b>Total Area</b>	<b>105.9 sq m</b>	<b>1,139.9 sq ft</b>
Terrace	5.0 m x 1.6 m	16' 3" x 5' 4"



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APARTMENT PLANS

APARTMENT TYPE 08-02

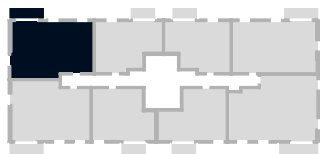
TWO BEDROOM



TYPE 08-02

FLOORS	G	1	2	3	4	5	6
PLOTS	00-02	01-03	02-03	03-03	04-03	05-03	06-03

Living/Kitchen/Dining	7.6 m max x 4.1 m max	24' 10" max x 13' 6" max
Master Bedroom	4.4 m x 3.3 m max	14' 6" x 10' 11" max
Bedroom 2	4.4 m max x 3.6 m max	14' 6" max x 11' 8" max
<b>Total Area</b>	<b>78.3 sq m</b>	<b>842.8 sq ft</b>
Balcony	4.7 m x 1.5 m	15' 4" x 4' 11"



Alternative balcony and window positions on floors 1, 3 and 5.

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APARTMENT PLANS

APARTMENT TYPE 08-03

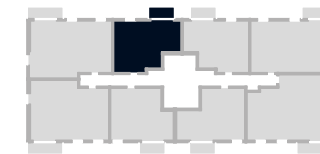
ONE BEDROOM



TYPE 08-03

FLOORS	G	1	2	3	4	5	6
PLOTS	00-03	01-04	02-04	03-04	04-04	05-04	06-04

Living/Kitchen/Dining	6.2 m max x 5.7 m max	20' 4" max x 18' 7" max
Bedroom	4.5 m max x 3.0 m max	14' 9" max x 10' max
<b>Total Area</b>	<b>52.4 sq m</b>	<b>564.0 sq ft</b>
Balcony	3.4 m x 1.5 m	11' x 4' 11"



Alternative balcony and window positions on floors 1, 3 and 5. Balcony door moves on floors 1, 3 and 5.

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APARTMENT PLANS

APARTMENT TYPE 08-04

ONE BEDROOM



TYPE 08-04

FLOORS	G	1	2	3	4	5	6
PLOTS	00-04	01-05	02-05	03-05	04-05	05-05	06-05

Living/Kitchen/Dining	6.2 m max x 5.3 m max	20' 4" max x 17' 3" max
Bedroom	4.5 m max x 3.2 m max	14' 9" max x 10' 5" max
<b>Total Area</b>	<b>52.0 sq m</b>	<b>559.7 sq ft</b>
Balcony	3.4 m x 1.5 m	11' x 4' 11"



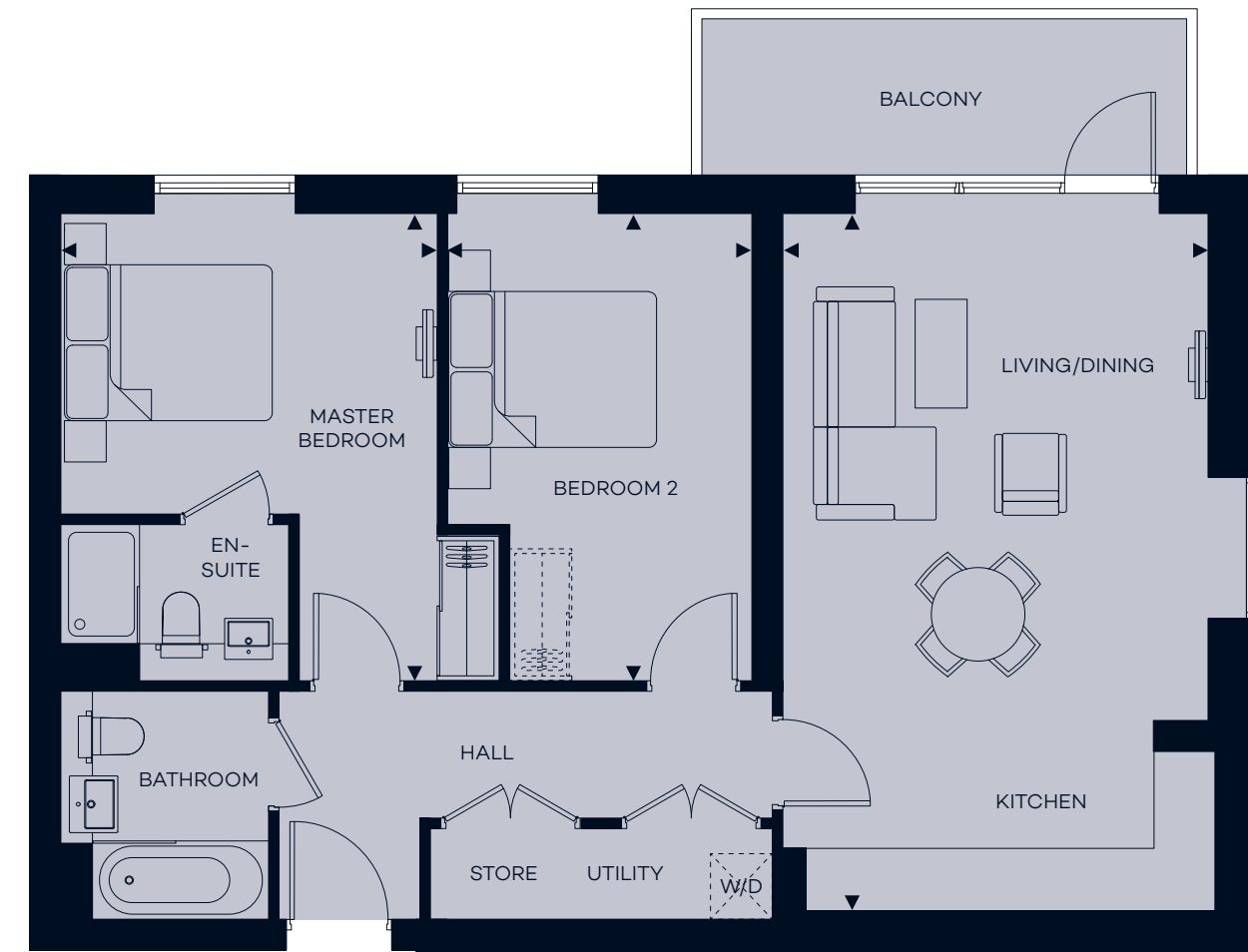
Alternative balcony and window positions on floors 1, 3 and 5. Balcony door moves on floors 1, 3 and 5.

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APARTMENT PLANS

APARTMENT TYPE 08-05

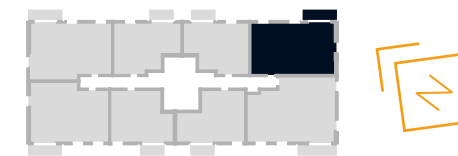
TWO BEDROOM



TYPE 08-05

FLOORS	G	1	2	3	4	5	6
PLOTS	00-05	01-06	02-06	03-06	04-06	05-06	06-06

Living/Kitchen/Dining	6.8 m x 4.1 m	22' 4" x 13' 6"
Master Bedroom	4.5 m max x 3.6 m max	14' 9" max x 11' 10" max
Bedroom 2	4.5 m max x 2.9 m max	14' 9" max x 9' 7" max
<b>Total Area</b>	<b>75.4 sq m</b>	<b>811.6 sq ft</b>
Balcony	4.7 m x 1.5 m	15' 4" x 4' 11"



Alternative balcony and window positions on floors 1, 3 and 5.

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APARTMENT PLANS

APARTMENT TYPE 08-06

THREE BEDROOM



**TYPE 08-06**

FLOORS	G	1	2	3	4	5	6
PLOTS	00-06						

Living/Kitchen/Dining	5.7 m max x 5.0 m max	18' 10" max x 16' 5" max
Master Bedroom	4.3 m x 3.4 m max	14' 2" x 11' 4" max
Bedroom 2	5.2 m max x 3.3 m max	17' 1" max x 10' 10" max
Bedroom 3	3.1 m x 3.1 m	10' 1" x 10' 1"
<b>Total Area</b>	<b>97.5 sq m</b>	<b>1,049.5 sq ft</b>
Terrace	5.0 m x 1.6 m	16' 3" x 5' 4"



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APARTMENT PLANS

APARTMENT TYPE 08-07

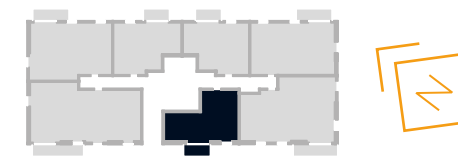
ONE BEDROOM



**TYPE 08-07**

FLOORS	G	1	2	3	4	5	6
PLOTS	00-07						

Living/Kitchen/Dining	6.3 m x 4.5 m max	20' 8" x 14' 10" max
Bedroom	4.4 m max x 3.3 m	14' 6" max x 10' 11"
<b>Total Area</b>	<b>51.0 sq m</b>	<b>549.0 sq ft</b>
Terrace	3.2 m x 1.6 m	10' 4" x 5' 4"



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APARTMENT PLANS

**APARTMENT TYPE 08-08**

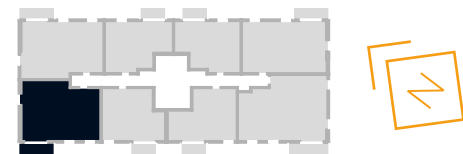
TWO BEDROOM



**TYPE 08-08**

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

Living/Kitchen/Dining	7.8 m max x 3.8 m	25' 9" max x 12' 4"
Master Bedroom	4.5 m x 2.7 m	14' 10" x 8' 11"
Bedroom 2	4.5 m max x 3.6 m max	14' 10" max x 12' max
<b>Total Area</b>	<b>77.6 sq m</b>	<b>835.3 sq ft</b>
Balcony	4.7 m x 1.5 m	15' 4" x 4' 11"



Alternative balcony position on floors 2, 4 and 6.

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APARTMENT PLANS

**APARTMENT TYPE 08-09**

THREE BEDROOM



**TYPE 08-09**

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

Living/Kitchen/Dining	5.8 m x 5.2 m	19' 2" x 17' 2"
Master Bedroom	4.8 m max x 3.3 m max	15' 8" max x 10' 10" max
Bedroom 2	4.7 m x 2.7 m	15' 4" x 8' 11"
Bedroom 3	3.4 m x 2.6 m	11' 4" x 8' 9"
<b>Total Area</b>	<b>92.6 sq m</b>	<b>996.7 sq ft</b>
Balcony	5.4 m x 1.5 m	17' 7" x 4' 11"



Alternative balcony position on floors 2, 4 and 6.

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APARTMENT PLANS

APARTMENT TYPE 08-10

ONE BEDROOM



**TYPE 08-10**

FLOORS	G	1	2	3	4	5	6	Living/Kitchen/Dining	5.9 m max x 5.5 m max	19' 5" max x 18' 1" max
PLOTS		01-08	02-08	03-08	04-08	05-08	06-08	Bedroom	4.6 m max x 3.4 m	15' max x 11' 3"
<b>Total Area</b>								<b>52.5 sq m</b>	<b>565.1 sq ft</b>	
Balcony								3.4 m x 1.5 m	11' x 4' 11"	



Alternative balcony and window positions on floors 2, 4 and 6. Balcony door moves on floors 2, 4 and 6.

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APARTMENT PLANS

APARTMENT TYPE 08-11

1 BEDROOM



**TYPE 08-11**

FLOORS	G	1	2	3	4	5	6	Living/Kitchen/Dining	6.9 m max x 4.9 m max	22' 7" max x 16' 2" max
PLOTS		01-01	02-01	03-01	04-01	05-01	06-01	Bedroom	4.6 m max x 3.2 m	15' max x 10' 7"
<b>Total Area</b>								<b>52.3 sq m</b>	<b>563.0 sq ft</b>	
Balcony								3.4 m x 1.5 m	11' x 4' 11"	



Alternative balcony and window positions on floors 2, 4 and 6. Balcony door moves on floors 2, 4 and 6.

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ABOUT REDROW

DELIVERING  
DISTINCTION

- 1 – AMBERLEY WATERFRONT
- 2 – CGI OF ONE COMMERCIAL STREET
- 3 – CONNAUGHT PLACE
- 4 – CGI OF KINGSTON RIVERSIDE



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

**2015 WHAT HOUSE? AWARDS**  
Gold Award for Best Large Housebuilder



**2015 HOUSEBUILDER AWARDS**  
Highly Commended Best Marketing Initiative



**2015 SUNDAY TIMES BRITISH HOMES AWARDS**  
Best House Design (less than 50 units) for The Highfield five-bedroom home



**2015 HBF CUSTOMER SATISFACTION SURVEY**  
5-star rating for Redrow Homes

**2014-2015 UK PROPERTY AWARDS**  
Best Residential Renovation, 5 & 6 Connaught Place







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H A R R O W

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