



LYON SQUARE  
HARROW



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INTRODUCTION

# ENJOY LIFE IN STYLE

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

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.

HARROW

CHARACTER &  
CONVENIENCE

LYON SQUARE





LEFT - PINNER MEMORIAL PARK

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.

HARROW

PERFECTLY PLACED  
LUXURY LIVING



LYON SQUARE



**WITH CLOSE PROXIMITY TO THE CITY IN LESS THAN 25 MINUTES, LYON SQUARE MAKES IT EASY TO CONNECT WITH THE BEST OF LONDON.**

Crossrail is 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.

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 whisks you to the West End and Oxford Circus via the Bakerloo Line.

Several bus routes transport you toward Wembley and across north-west London, with good access for cyclists to the London Cycle Network. There are excellent northbound and westbound motorway links to the M1, M40 and M25. For those travelling further afield, Lyon Square offers direct access to the Eurostar at St Pancras International, along with fast road access to London Heathrow Airport.

\*Information correct as of February 2016



**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

5 mins  
Harrow School

5 mins  
The Grove Open Space

6 mins  
Harrow-on-the-Hill station

11 mins  
Northwick Park

13 mins  
Kenton station

20 mins  
Harrow on the Hill



**BY BUS**

Several local bus routes provide access to and from north, central and west London.

8 mins  
Kenton station

9 mins  
Harrow on the Hill

13 mins  
Pinner

30 mins  
Wembley Stadium

49 mins  
Brent Cross Shopping Centre

59 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.

16 mins  
Marylebone station

18 mins  
Paddington station

21 mins  
Oxford Circus

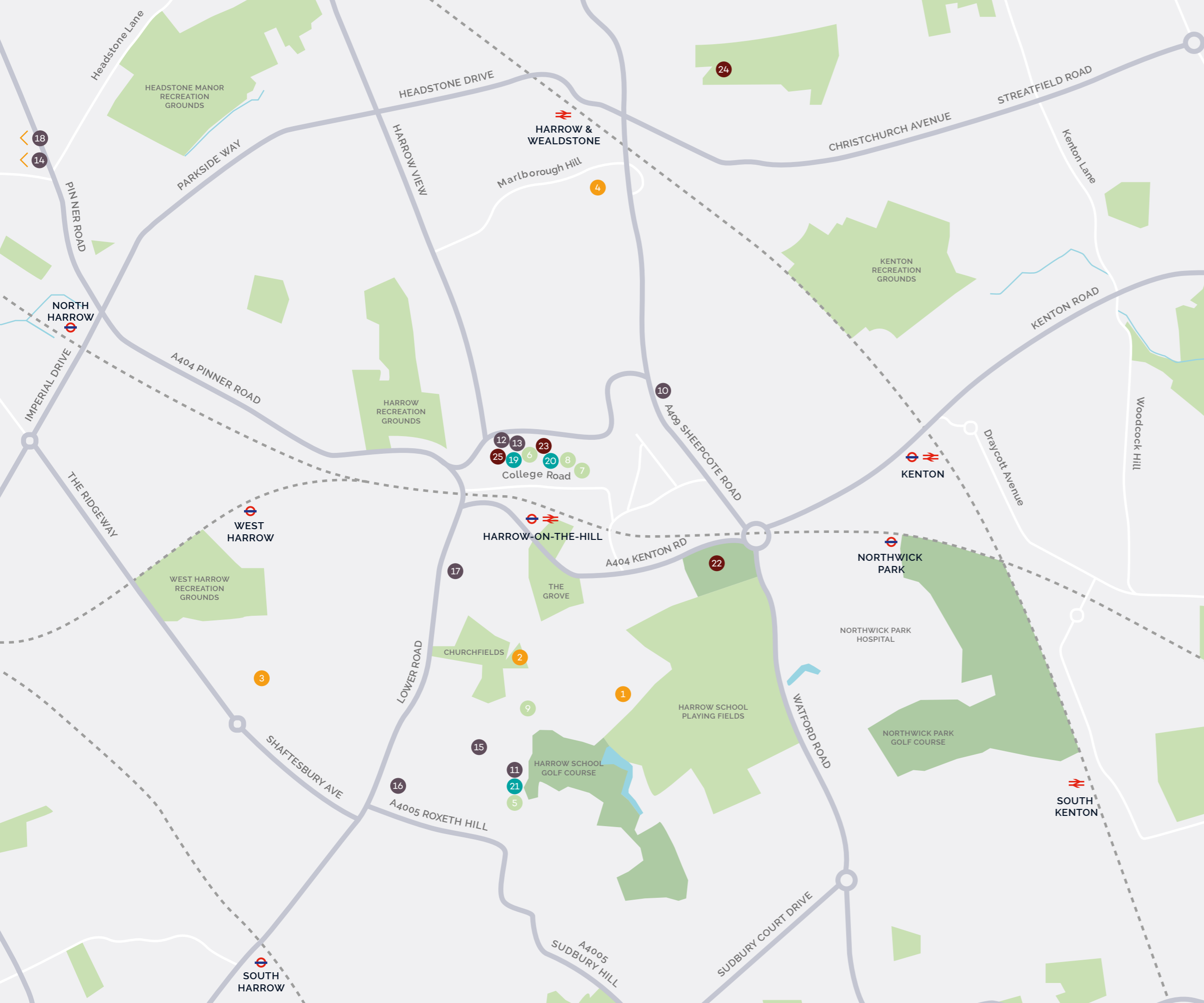
28 mins  
The Regent's Park

31 mins  
Bond Street

34 mins  
King's Cross / St Pancras International station

35 mins  
Canary Wharf via Crossrail

2 hrs 16 mins  
Paris via Eurostar



LOCATION

# FALL HEAD OVER HEELS WITH HARROW



**EDUCATION**

- 1 Harrow School
- 2 St Mary's Church
- 3 Whitmore High School
- 4 Marlborough Primary School



**CAFÉS**

- 5 Cafe Cafe
- 6 Starbucks
- 7 The Chocolate Room
- 8 Caffe Nero
- 9 The Doll's House on the Hill



**RESTAURANTS & BARS**

- 10 Sorrentina
- 11 Incanto
- 12 Pizza Express
- 13 Prezzo
- 14 Friends Restaurant
- 15 The Castle
- 16 The White Horse
- 17 Kingsfield Arms
- 18 Vintage Bar



**RETAIL**

- 19 St George's Shopping Centre
- 20 St Anns Shopping Centre
- 21 Harrow on the Hill



**LEISURE**

- 22 Harrow Hill Golf Course
- 23 Vue Cinema
- 24 Harrow Leisure Centre
- 25 Fitness First





- 1 - LEADING UNIVERSITIES
- 2 - EXCEPTIONAL STUDENT ENVIRONMENTS
- 3 - HARROW SCHOOL

**TODAY'S STUDENTS, TOMORROW'S LEADERS. FOR CENTURIES, HARROW HAS BEEN SYNONYMOUS WITH FIRST CLASS EDUCATION.**

Within a few minutes' walk of Lyon Square, you'll find the venerable Harrow School for boys, whose alumni include kings, prime ministers and well-known figures.

Along with Harrow School, a number of respected and well-regarded state and independent schools, such as Whitmore High School and Marlborough Primary School, are also within close proximity.

For further education, several highly regarded universities are located within a commutable distance from Lyon Square. These include the University of Westminster, King's College London, University College London, London School of Economics and Political Science and Middlesex University. With fast public transport access to many of the Capital's most prestigious centres of learning, these homes make an excellent investment for anyone choosing to study in London.

LEARNING

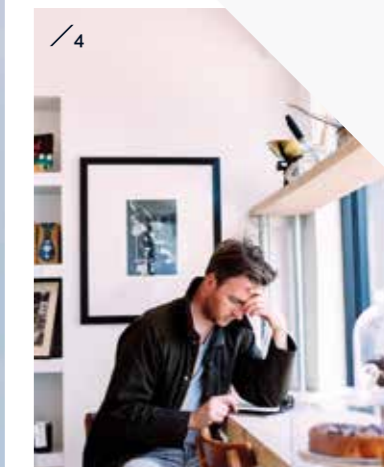
# A WORLD-CLASS EDUCATION



LEISURE TIME

SHOPPING  
THE WAY YOU  
LIKE IT

POPULAR RETAIL DESTINATIONS



- 1 - CARPENTIER & CO.
- 2 - THE DOLL'S HOUSE ON THE HILL
- 3 - ST ANNS SHOPPING CENTRE
- 4 - MIRIAM'S MUNCHIES BAKERY
- 5 - CAFÉ ROUGE

FROM HIGH STREET FASHION TO FRESHLY BAKED CUPCAKES,  
HARROW'S DIVERSE RANGE OF LOCAL STORES MAKES  
SHOPPING EASY AND ENJOYABLE.

Lyon Square allows residents to be within walking distance of the area's most desirable amenities. To the south, graceful Harrow on the Hill is one of London's most picturesque villages. Its smaller independent shops, views over London, charming tea rooms and cosy pubs create a delightfully relaxed atmosphere.

The site is just a few minutes' walk from Harrow's two main shopping centres, St Anns and St George's. These ever-popular retail destinations provide all your High

Street essentials, including Marks & Spencer and Boots, along with fashion favourites such as H&M, Monsoon and Toni & Guy.

For serious retail therapy, it's easy to visit London's premium shopping destinations. By road, Westfield London in Shepherd's Bush and Brent Cross shopping centres are minutes away. Or take the direct tube ride to Oxford Circus for all that London's fashion heartland has to offer, from Bond Street's designer stores, to fashion-forward Carnaby Street.

HARROW

LEISURE TIME

FIND YOUR  
HAPPY SPACE

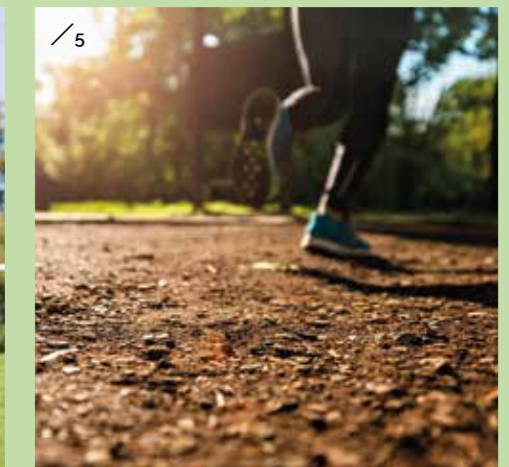
**HOWEVER YOU LIKE TO RELAX, LYON SQUARE IS PERFECTLY POSITIONED CLOSE TO IMPRESSIVE LEISURE FACILITIES AND OUTDOOR SPACES.**

Local parklands include the Harrow Recreation Ground and West Harrow Recreation Ground. Each offering over 10 hectares of open space, multiple sports pitches and courts, children's play areas and serene gardens.

The Lowlands Recreation Ground, currently being reinvigorated following a £12 million public investment, will add even more vitality to Harrow's town centre, with beautifully landscaped grounds housing outdoor arts and culture events.

At PlayGolf, you can tee off at the UK's most popular nine-hole golf course and driving range.

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



- 1 – PINNER MEMORIAL PARK
- 2 – FITNESS CENTRES
- 3 – BEAUTIFUL PARKS
- 4 – KENTON RECREATION GROUND
- 5 – SPACE FOR A LEISURELY JOG
- 6 – HARROW RECREATION GROUND

LONDON

IT'S A  
CAPITAL LIFE

// WITH DIRECT LONDON  
UNDERGROUND ACCESS TO MARYLEBONE  
AND OXFORD CIRCUS, CENTRAL LONDON'S  
BEST-LOVED GASTRONOMIC, RETAIL  
AND CULTURAL EXPERIENCES ARE READILY  
ACCESSIBLE, ANY DAY OF THE WEEK //



- 1 - TOWER BRIDGE
- 2 - LONDON'S WEST END
- 3 - BIG BEN

From the splendour of its museums, to the sophistication of its designer shopping districts, central London has something to suit all tastes and is just minutes from home via a range of transport links. With Crossrail set to launch in 2018, the heart of the capital has never been more accessible.

Enjoy the West End's sell-out shows, Covent Garden's renowned ballet and opera, Marylebone's chic bistros, Mayfair's celebrated fine-dining destinations, Piccadilly's famous nightlife... it's all on your doorstep. The choice is endless, and the choice is yours.



THE DEVELOPMENT

# A NEW COMMUNITY IN HARROW



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

THE DEVELOPMENT

# 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.







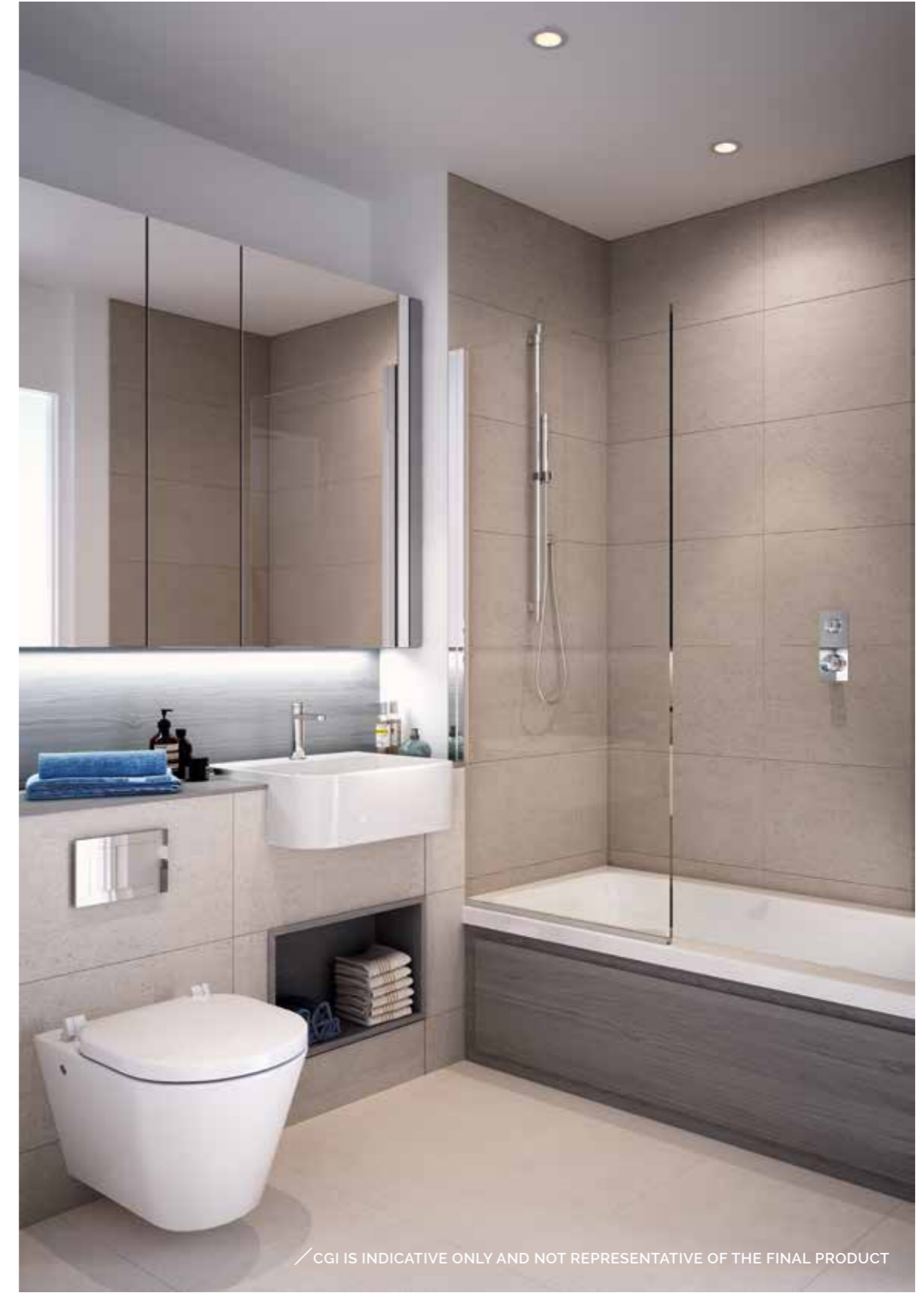
// RESIDENTS HAVE EXCLUSIVE ACCESS TO THE PEACEFUL LANDSCAPED SQUARE IN THE HEART OF THE DEVELOPMENT //

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





CGI IS INDICATIVE ONLY AND NOT REPRESENTATIVE OF THE FINAL PRODUCT



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SPECIFICATION

# WHERE SIMPLY STUNNING STARTS

## 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

Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in the specification. In such cases, a similar alternative will be provided. Redrow Homes reserve the right to make these changes as required.

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





LYON SQUARE  
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