

LYON SQUARE

HARROW



WELCOME TO LYON SQUARE

Network Homes is pleased to present the second phase of Lyon Square, a distinctive collection of one and two bedroom Shared Ownership apartments.

Located in the heart of Harrow, these apartments combine a high quality specification in a sought after location. This leafy suburb in north-west London has all the amenities you would expect from a busy town that is right on your doorstep.



EVERYTHING YOU NEED

Lyon Square's unique design creates communal spaces, walkways and landscaped green space that flow effortlessly together making it ideal for residents to get around and enjoy the development.

Each apartment has been designed to make use of the light and space with the added benefit of a terrace or balcony. All apartments have been built to the highest specification ensuring these impressive homes offer you the very best of modern living.

A HUB OF HISTORY

Living in Lyon Square offers a truly balanced lifestyle. Enjoy the best of both worlds of contemporary conveniences alongside the unique character and charm of the historical local area.

While right on your doorstep, Harrow centre boasts fantastic modern commercial (entertainment and retail) hubs, with good transport connections into the city, you will also discover, a short stroll from your new home, the benefits of quaint, village life 'on-the-hill'.

Picturesque Harrow-on-the-Hill village is only a 15 minute walk south from the development, with its listed buildings and impressive architecture dating back to medieval times. Harrow has a hearty history, perhaps most famously for being home to the world renowned Harrow School.



Harrow-on-the-Hill village



This friendly, relaxed neighbourhood, has many green outdoor spaces to relax, and lovingly renovated buildings which host independently owned shops, pubs, restaurants, delightful vintage tea rooms and art cafes. The Dolls House on the Hill is well worth a visit for a traditional vintage afternoon tea with loved ones. The Castle is a classic Victorian pub with wooden floors, open fires and great food to keep you and your friends content.

TALK OF THE TOWN

The development has a great selection of amenities for day to day living within the immediate vicinity, such as Tesco Express. Morrisons supermarket at Trident Point is a five minute drive away or ten minutes on foot. Harrow also boasts not one, but two great shopping centres - St Anns and St George's, four and eight minutes walking respectively.

Indulge your temptations. There are a range of cafés and coffee shops to enjoy including The Chocolate Room which serves over 20 flavours of hot chocolate just a two minute walk away from your new home. The shopping centres host many popular fashion retailers such as H&M, Primark, Marks and Spencer and T K Maxx.

If you fancy some evening entertainment, there are many opportunities such as the Vue Cinema, Pizza Express or Frankie & Benny's, located within St George's Shopping Centre.



If you're a fitness fan, there are plenty of gyms in Harrow, such as Gold's Gym, Energie Fitness Club or Fitness First located within St George's Shopping Centre. Why not enjoy a leisurely round of golf, with Harrow Hill Golf Course just a nine minute walk from your new home.

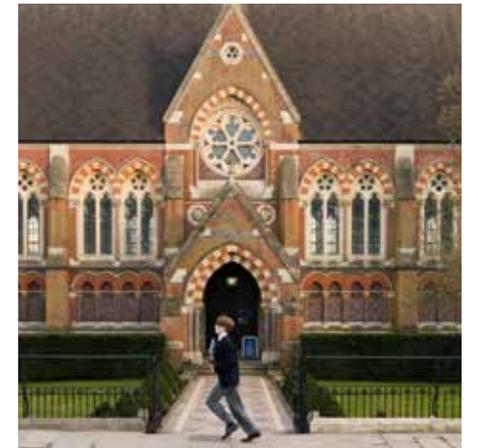
Or if you'd prefer to get some fresh air, head a little further to Harrow Recreation Ground, which is a 15 minute walk away from Lyon Square. Whichever sports you enjoy, you can be sure that this area will suit, with multiple sports pitches and courts, a sensory garden and play areas for children to enjoy. With the Parkrun that takes place here every Saturday morning at 9am, this is also a great place to meet others living in your local neighbourhood.

QUALITY EDUCATION

Harrow might be famous for its public boarding school for boys, with many successful 'Harrovians' becoming prime ministers, actors and musicians, however it's not the only highly regarded establishment, and you will find a great choice of nurseries, schools, colleges and universities, all locally or easily commutable.

As a sought-after area for families to settle down in, you can expect many leading schools a short walk away from your new home at Lyon Square. Harrow Primary School & Salam Nursery is a 10 minute walk away, a great choice for the little ones, or Harrow High School & Sixth Form, an eight minute walk away takes great pride in the success of their students, and offers plenty of A-level choices for those preparing for their future.

For further education, and adult learning, The University of Westminster has its School of Media, Arts and Design campus in Harrow. Perfect for budding journalists, film-makers, fashion designers or music producers to gain career enhancing qualifications.



LIVE YOUR CAPITAL LIFE

Along with plenty of opportunities in Harrow, great transport links from your new home make it easy to connect with Central London.

A short five minute walk away from Lyon Square is Harrow on the Hill station, which is on tfl's Metropolitan line and a National Rail station for Chiltern Railways. From here you can reach Central London in just 20 minutes, making for a great commute.

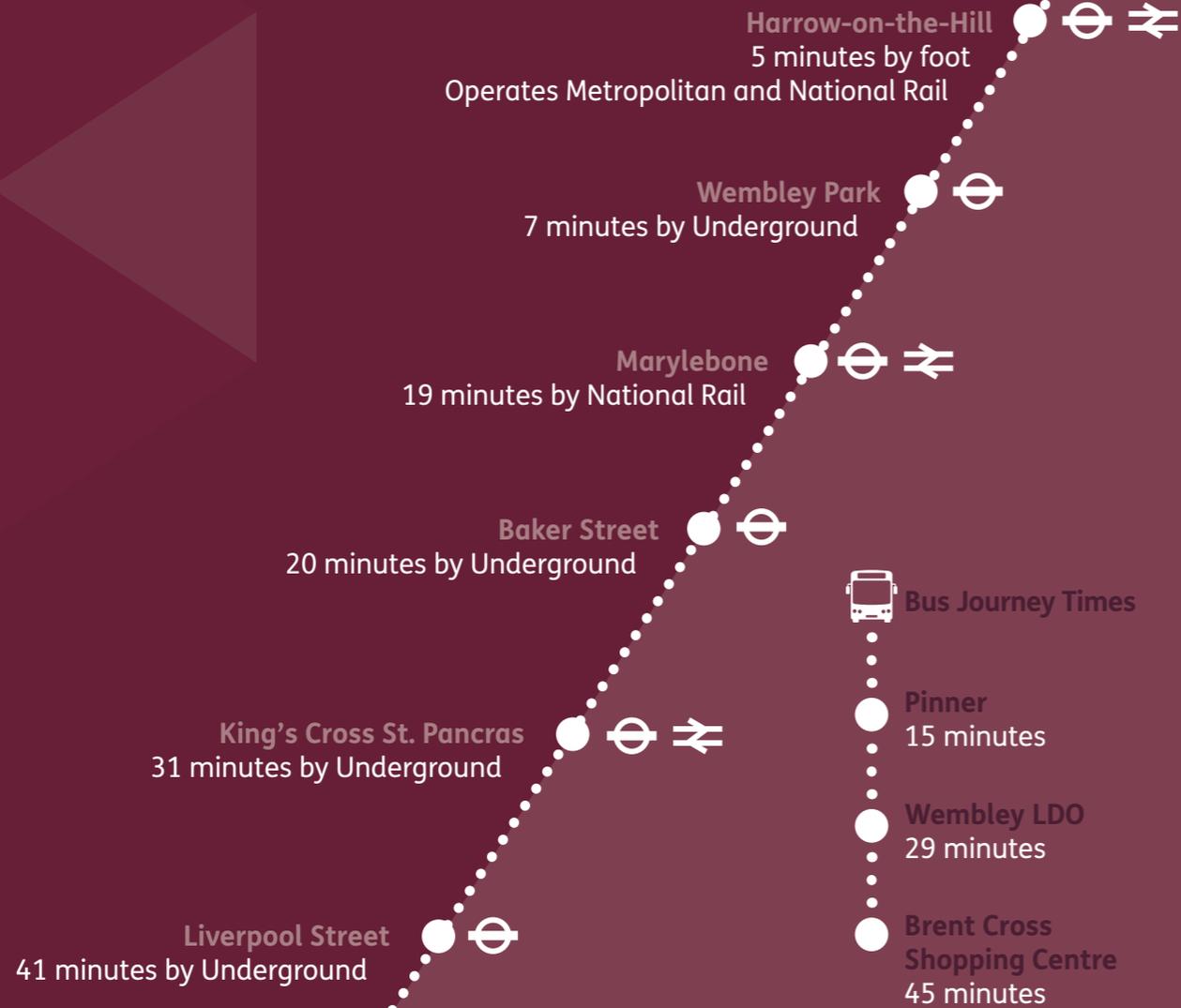
Lyon Square couldn't be more conveniently located, with several bus routes taking you further a field to places like Brent Cross Shopping Centre; and with millions being spent on regeneration in Wembley, you'll be spoilt for choice with leisure activities and events really close by.



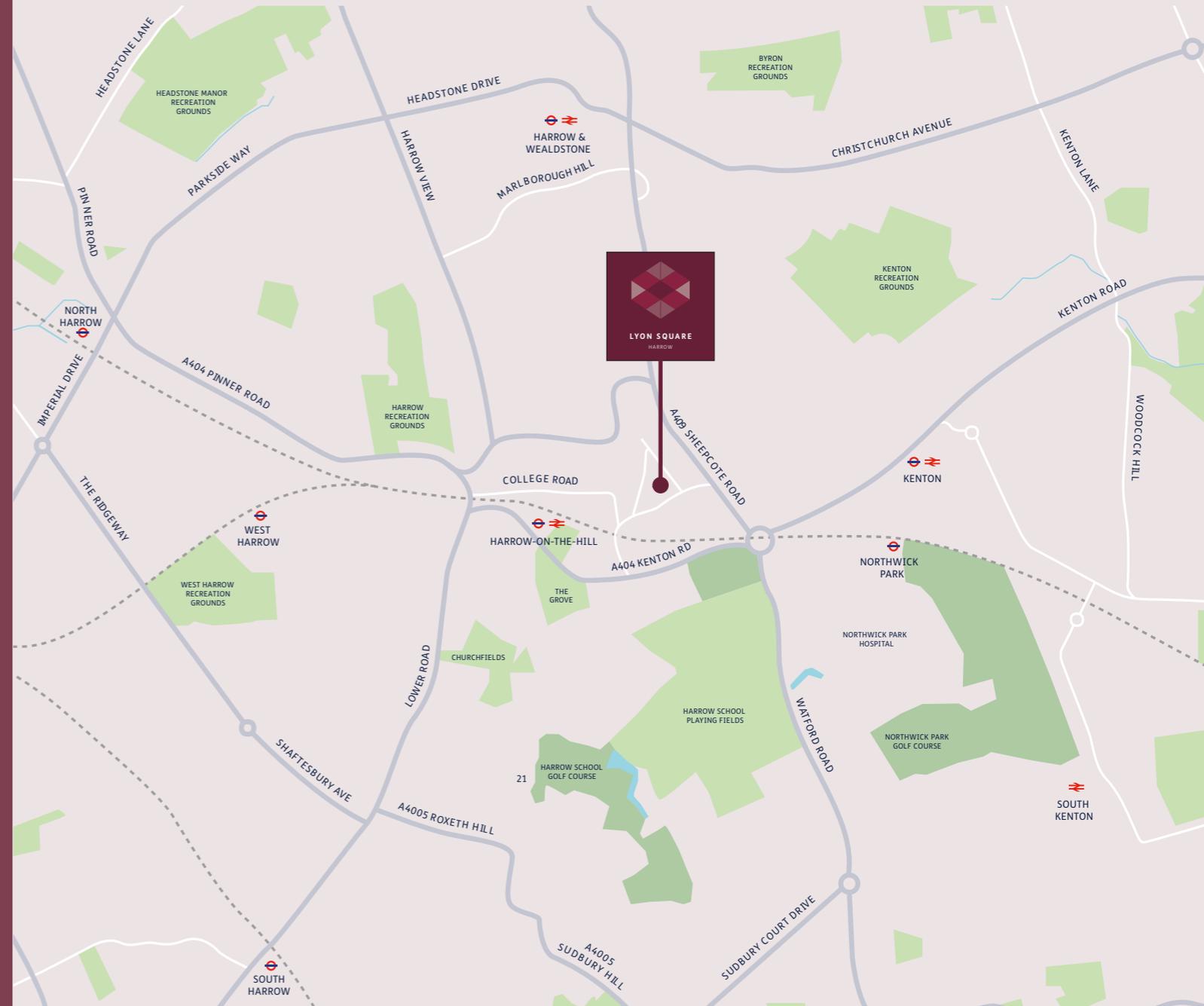
Visit Wembley Stadium, the LDO (London Designer Outlet) in Wembley Park which has many popular restaurants and Boxpark, which is due to open in late 2018.

Nearby Brent is also the winner of London Borough of Culture 2020, so there is sure to be endless exciting and entertaining things to see and do locally in North West London.

WELL CONNECTED



Travel times taken from Google Maps, Transport for London and National Rail Enquiries are approximate only and subject to change.



Map not to scale

10 REASONS TO BUY

1

High quality throughout

Each apartment at Lyon Square has been specially designed to provide you with the best space, light and specification for you to feel comfortable.



Lyon Square show home

2

Urban village

Quaint and pretty, historical Harrow has the beauty of traditional village lifestyle, but with contemporary function.

3

Amenities...

Lyon Square is central to everything you'll need for you and your family. From supermarkets to restaurants, Harrow has it all.

4

...and more
Harrow offers great leisure activities, nearly all of which are within walking distance of your new home.



Harrow School

6

Education

With many schools close by to Lyon Square, you can ensure your children will also fit right in here whilst achieving academic success.

7

Park life

A number of parks and open spaces mean you can appreciate the quieter moments in Harrow.

9

...or by bus

Hop on a bus to local leisure spots in nearby Brent: London Borough of Culture 2020. You are 20mins to Wembley Stadium or shopping at Brent Cross or LDO.

10

Peace of mind

As a dedicated housing provider for 40 years, Network Homes will ensure you are happy and secure throughout your time at Lyon Square.

5

Thriving community
With a vibrant and diverse mix of people in Harrow, you'll feel at home here in this thriving community.



8

By train...

With three underground stations nearby and National Rail services, you couldn't be more connected to central London and further afield.

SPECIFICATION

Alongside the great views from Lyon Square, your new home has a high quality specification throughout.

Kitchen

- Fitted Symphony kitchen Vista range
- Zanussi integrated single oven, electric hob, and extractor fan
- Integrated fridge/freezer
- AEG washer/dryer
- AEG dishwasher
- Stainless steel single bowl sink
- Pendants below kitchen cupboards



Lyon Square show home



Bathroom

- Sandringham contemporary white sanitary ware
- Mirror over basin
- Shaver socket
- Thermostatically controlled shower over bath
- Shower screen
- Ceramic tiled floor

Finishes

- Wood effect laminate flooring to living/dining area, kitchen and hall
- Carpet in bedroom

Home entertainment

- Television and telephone points to living area and master bedroom

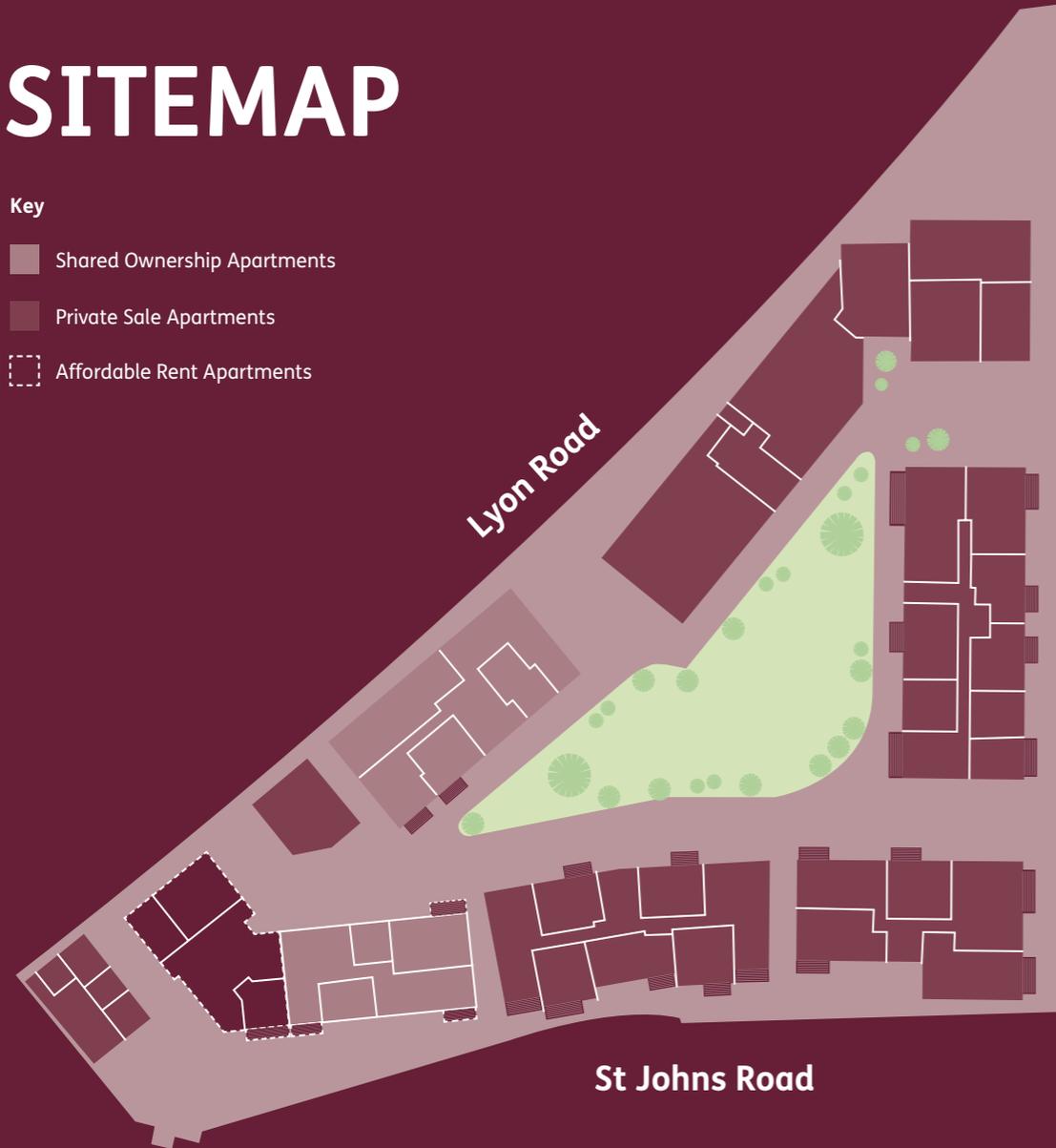
General

- Smoke detectors
- Carbon monoxide detectors
- Fob entry system to communal doors and lift
- Audio door entry system
- Refuse and recycling storage
- Lockable mailboxes
- NHBC 12 year warranty
- Balcony or terrace to all apartments

SITEMAP

Key

- Shared Ownership Apartments
- Private Sale Apartments
- Affordable Rent Apartments



ONE BEDROOM APARTMENT



Bath' – Bathroom
S – Store



Living, Kitchen	5.0 x 3.8	16'3" x 12'3"
Bedroom	3.4 x 3.5	11'0" x 11'6"
TOTAL	50.2m²	540'3"ft²

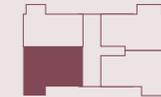
Plot 03.02.05 2nd Floor
Plot 03.03.05 3rd Floor
Plot 03.04.05 4th Floor
Plot 03.05.05 5th Floor

Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may not form part of any contract, the developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. All details correct as above at time of going to press October 2018.

TWO BEDROOM APARTMENT



Bath' – Bathroom
S – Store

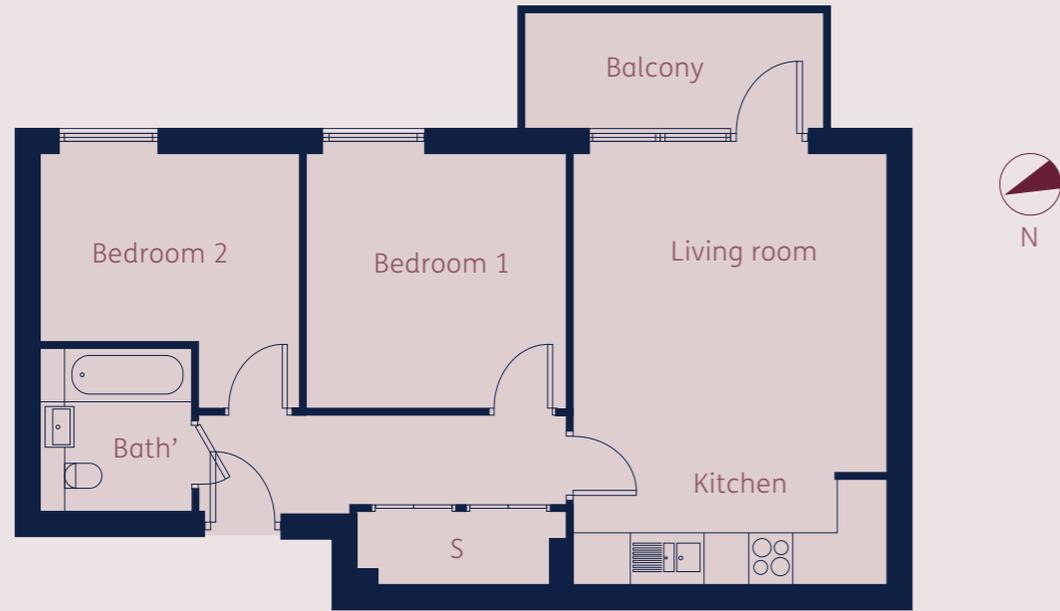


Living, Kitchen	4.0 x 6.4	21'0" x 13'1"
Bedroom 1	4.3 x 3.0	14'0" x 9'10"
Bedroom 2	2.9 x 2.8	9'4" x 9'0"
TOTAL	64.7m²	696'04"ft²

Plot 03.02.07 2nd Floor
Plot 03.03.04 3rd Floor
Plot 03.04.04 4th Floor
Plot 03.05.04 5th Floor

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TWO BEDROOM APARTMENT



Bath' – Bathroom
S – Store

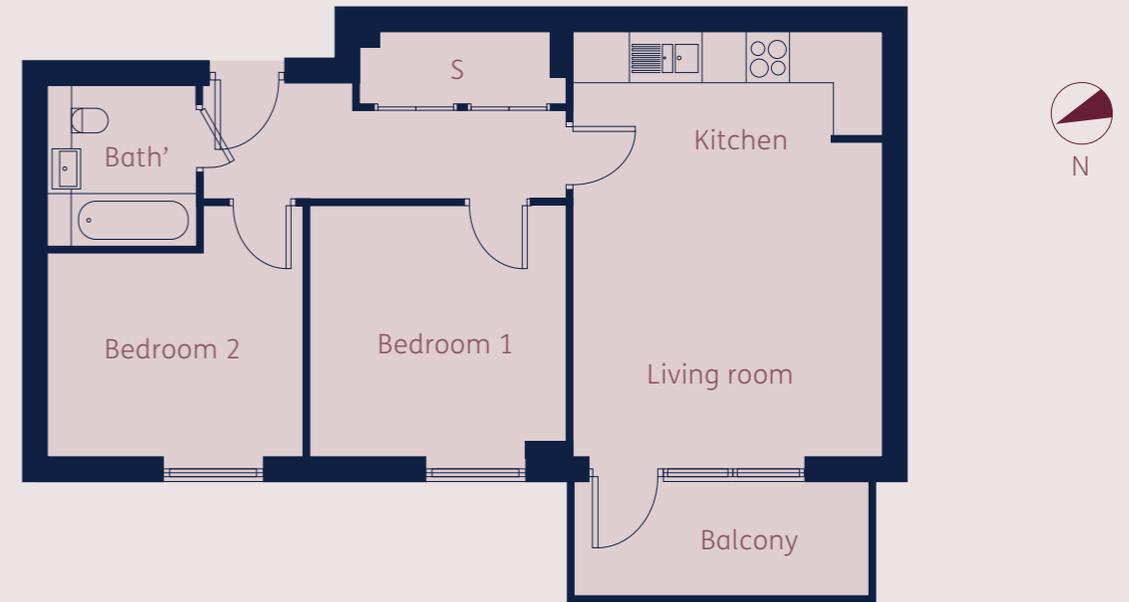


Living, Kitchen	5.7 x 4.1	18'8" x 13'7"
Bedroom 1	3.4 x 3.6	11'02" x 11'8"
Bedroom 2	3.4 x 3.4	11'1" x 11'1"
TOTAL	61.6m²	663'0"ft²

Plot 03.02.06 2nd Floor
Plot 03.03.06 3rd Floor
Plot 03.04.06 4th Floor
Plot 03.05.06 5th Floor

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TWO BEDROOM APARTMENT



Bath' – Bathroom
S – Store



Living, Kitchen	5.7 x 4.2	18'7" x 13'10"
Bedroom 1	3.5 x 3.4	11'6" x 11'1"
Bedroom 2	3.5 x 3.4	11'6" x 11'1"
TOTAL	62.4m²	671'6"ft²

Plot 03.02.07 2nd Floor
Plot 03.03.07 3rd Floor
Plot 03.04.07 4th Floor
Plot 03.05.07 5th Floor

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SHARED OWNERSHIP

These beautiful homes at Lyon Square are available to purchase on a Shared Ownership basis, offering a perfect opportunity for local people to get a step on the property ladder. The Shared Ownership scheme aims to help those who want to buy a home of their own, but who cannot afford the cost of buying outright.

At Lyon Square, Shared Ownership gives you the opportunity to buy a share of your new home, starting at 40% or more if you can afford it. The rest is owned by Network Homes and you pay a subsidised rent on this portion in addition to your own mortgage. You will also need to have savings to cover any deposit required by your mortgage lender and the costs involved in moving.

There will also be a service charge payable to cover the cost of the communal maintenance and this includes the buildings insurance.

Shared Ownership is subject to availability and qualifying criteria. Priority will be given to people living or working in the London Borough of Harrow. Every application is assessed individually.

Following the initial purchase, you have the option of increasing your share when you can afford to do so. This is called 'staircasing' which means you could eventually own all of the property. The benefit is the more you own, the less rent you pay.

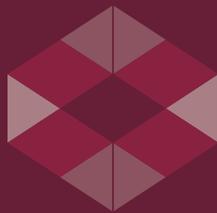


ABOUT NETWORK HOMES

Award winning Network Homes is one of the strongest housing association developers in the country. We love to build and we take great pride in the quality of the homes we deliver. We are one of the leading providers of quality homes in London and the Home Counties with a portfolio of over 20,000 properties.

We build prestigious homes for market sale and shared ownership (part rent, part buy). Network Homes exists to build and manage homes. We operate commercially but our profits are ploughed back into our ambitious development programme where we aim to develop over 1,000 new homes a year. We take pride in providing an impressive specification which, coupled with sustainable design features, means our homes are ideal for modern living. We've been dedicated to doing this for over 40 years, since we were formed in 1974. Without a good home it is difficult for anyone to feel comfortable, happy or secure in their life. **We believe everyone needs a good home, because good homes make everything possible.**





www.networkhomessales.co.uk

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