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 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.
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.
Graceful Harrow on the Hill is one of London’s most picturesque villages. Its smaller independent shops, charming tea rooms, cozy 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.
### Lyon Square

**Connections**

ON FOOT

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

<table>
<thead>
<tr>
<th>Distance</th>
<th>Location</th>
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</thead>
<tbody>
<tr>
<td>4 mins</td>
<td>Harrow-on-the-Hill station</td>
</tr>
<tr>
<td>5 mins</td>
<td>The Grove Open Space</td>
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<tr>
<td>13 mins</td>
<td>Northwick Park</td>
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<tr>
<td>13 mins</td>
<td>Kenton station</td>
</tr>
<tr>
<td>15 mins</td>
<td>Harrow School</td>
</tr>
<tr>
<td>17 mins</td>
<td>Harrow on the Hill</td>
</tr>
</tbody>
</table>

BY BUS

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

<table>
<thead>
<tr>
<th>Distance</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 mins</td>
<td>Harrow-on-the-Hill</td>
</tr>
<tr>
<td>6 mins</td>
<td>Kenton station</td>
</tr>
<tr>
<td>15 mins</td>
<td>Pinner</td>
</tr>
<tr>
<td>29 mins</td>
<td>Wembley Stadium</td>
</tr>
<tr>
<td>45 mins</td>
<td>Brent Cross Shopping Centre</td>
</tr>
<tr>
<td>56 mins</td>
<td>Heathrow Airport</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Distance</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 mins</td>
<td>Marylebone station</td>
</tr>
<tr>
<td>21 mins</td>
<td>The Regent’s Park</td>
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<tr>
<td>21 mins</td>
<td>Bond Street</td>
</tr>
<tr>
<td>23 mins</td>
<td>Oxford Circus</td>
</tr>
<tr>
<td>24 mins</td>
<td>Paddington station</td>
</tr>
<tr>
<td>24 mins</td>
<td>Kings Cross / St Pancras International station</td>
</tr>
<tr>
<td>35 mins</td>
<td>Canary Wharf via Crossrail</td>
</tr>
<tr>
<td>2 hrs 16 mins</td>
<td>Paris via Eurostar</td>
</tr>
</tbody>
</table>

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 Kings 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*.

It will be possible to travel to Bond Street in 3 minutes, and Canary Wharf in just 17 minutes.

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

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A NEW COMMUNITY IN HARROW
**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 mechanisms
- 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 rain 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

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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.
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 TYPE 06-01**

- **Two Bedroom**
- **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)

**APARTMENT TYPE 06-02**

- **Two Bedroom**
- **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)
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.

### Measurement Points   |   S   Services   |   W/ D   Washer/Dryer

#### APARTMENT TYPE 06-03
- **Two Bedroom**
  - **Kitchen**
  - **Hall**
  - **Living/Dining**
  - **Balcony**
  - **W/ D**
  - **Bathroom**
  - **Master Bedroom**
  - **Bedroom 2**
  - **En-Suite**

### Floor Plans

#### FLOOR LEVELS
1. **LG**
2. **G**
3. **1**
4. **2**
5. **3**
6. **4**
7. **5**
8. **6**

#### PLOTS
- 01-03
- 02-03
- 03-03
- 04-03
- 05-03
- 06-03

#### Dimensions:
- **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)

### Floor Plans

#### FLOOR LEVELS
1. **LG**
2. **G**
3. **1**
4. **2**
5. **3**
6. **4**
7. **5**
8. **6**

#### PLOTS
- 01-04
- 02-04
- 03-04
- 04-04
- 05-04
- 06-04

#### Dimensions:
- **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)
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 TYPE 06-05

<table>
<thead>
<tr>
<th>FLOORS</th>
<th>LG</th>
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<th>1</th>
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<th>4</th>
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<th>6</th>
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<th>D2-05</th>
<th>D3-05</th>
<th>D4-05</th>
<th>D5-05</th>
<th>D6-05</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living/Kitchen/Dining</td>
<td>3.9m x 6.9m</td>
<td>13' x 22’6”</td>
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<tr>
<td>Master Bedroom</td>
<td>3.0m x 4.8m</td>
<td>9’ 11” x 15’ 9”</td>
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<tr>
<td>Bedroom 2</td>
<td>3.0m x 3.6m</td>
<td>9’ 10” x 11’ 9”</td>
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<tr>
<td><strong>Total Area</strong></td>
<td><strong>73.1 sq m</strong></td>
<td><strong>787 sq ft</strong></td>
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### APARTMENT TYPE 06-06

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<th>D2-06</th>
<th>D3-06</th>
<th>D4-06</th>
<th>D5-06</th>
<th>D6-06</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living/Kitchen/Dining</td>
<td>4.9m x 5.4m</td>
<td>16’1” x 17’10”</td>
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</tr>
<tr>
<td>Master Bedroom</td>
<td>4.9m x 3.2m</td>
<td>16’ x 10’4”</td>
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</tr>
<tr>
<td>Bedroom 2</td>
<td>3.2m x 3.4m</td>
<td>10’4” x 11’0”</td>
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<tr>
<td><strong>Total Area</strong></td>
<td><strong>71.3 sq m</strong></td>
<td><strong>767 sq ft</strong></td>
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**APARTMENT TYPE 06-07**

**TWO BEDROOM**

- **Living/Kitchen/Dining**: 6.5m x 4.9m (21' 5" x 16' 1")
- **Master Bedroom**: 3.1m x 3.8m (10' 2" x 12' 5")
- **Bedroom 2**: 2.9m x 3.8m (9' 7" x 12' 5")
- **Total Area**: 76.5 sq m (823 sq ft)

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**APARTMENT TYPE 06-08**

**TWO BEDROOM**

- **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)

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**Measurement Points**

<table>
<thead>
<tr>
<th>Floor</th>
<th>S</th>
<th>Services</th>
<th>W/D</th>
<th>Washer/Dryer</th>
</tr>
</thead>
<tbody>
<tr>
<td>G</td>
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<td>1</td>
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<td>6</td>
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</tbody>
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**Alternative window positions on floors 2, 4 and 6**
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.

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1 – PHOTOGRAPHY OF MORELLO
2 – PHOTOGRAPHY OF NORTHWAY HOUSE
3 – CGI OF SOUTHALL
4 – CGI OF PADcroft
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