



Trident Point, 19 Pinner Road Harrow, HA1 4FS

Asking Price £253,000



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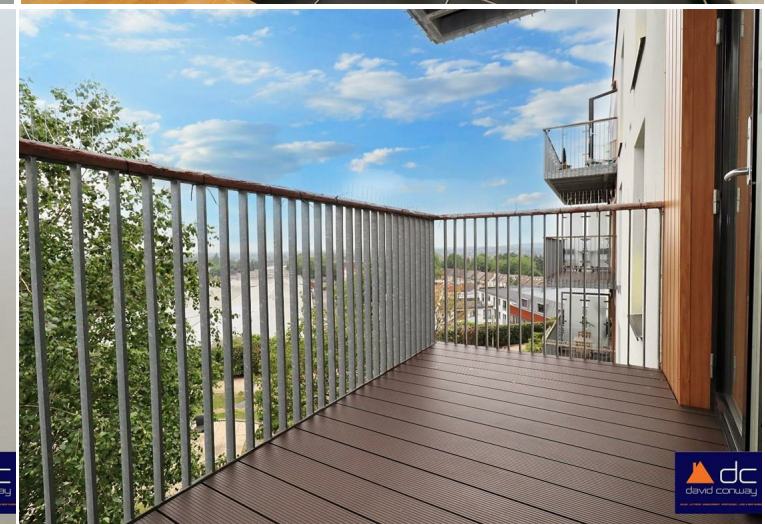


# Trident Point, 19 Pinner Road

## Harrow, HA1 4FS

Located just moments from Harrow-on-the-Hill Station and positioned above Morrison's for everyday convenience, this stylish fifth-floor one-bedroom apartment is set within a contemporary development with lift access and landscaped roof terrace. Beautifully presented, it features a spacious open-plan reception with luxury fitted kitchen, double bedroom, modern bathroom, and private balcony. The property further benefits from a remarkably long 236-year lease and offers a lifestyle of ease and connectivity, with shopping, dining, green spaces and excellent schools all on the doorstep—ideal for first-time buyers, downsizers or investors alike.

- Modern fifth-floor apartment with lift access
- Bright open-plan living area with luxury fitted kitchen
- Private balcony offering outdoor space
- Good-sized double bedroom and contemporary bathroom
- Secure communal entrance with video entry system
- Landscaped communal roof terrace for residents
- Situated directly above Morrison's supermarket for added convenience
- Just 150 yards to Harrow-on-the-Hill Underground & National Rail Station (Metropolitan & Chiltern Lines)
- Excellent local amenities including St Ann's & St George's Shopping Centres, Vue Cinema, and gyms nearby
- Access to reputable schools including Norbury Primary and Harrow High School



## INTERNALLY

This stylish and well-laid-out one-bedroom flat, offering a thoughtfully designed living space. Situated in a modern development, this property is perfect for first-time buyers, downsizers, or investors. This includes a spacious lounge/diner which opens directly onto a private balcony. The kitchen provides generous worktop and cupboard space, with room for appliances. The well-proportioned master bedroom offers ample room for furnishings, while the contemporary bathroom features a full-size bath with overhead shower.

## EXTERNALLY

Includes a private balcony

## LOCATION

The area is well-connected, with Harrow-on-the-Hill Underground and National Rail stations just a short walk away, providing swift access to central London and beyond. West Harrow and Harrow & Wealdstone stations are also within easy reach, enhancing the locale's excellent transport links. Residents enjoy a wealth of amenities, including the nearby St George's Shopping Centre, which houses a variety of retail outlets, restaurants, and a cinema. The area boasts a diverse culinary scene, with numerous eateries offering a range of cuisines. Families are well-served by several reputable schools in the vicinity. Primary education options include Norbury School and St Anselm's Catholic Primary School, both within walking distance. For secondary education, institutions like The Jubilee Academy and Harrow High School are nearby, providing quality learning environments.

## ADDITIONAL INFORMATION

Council Tax Band C - £2129.65

Leasehold 235 Years Remaining

Service Charge - £3567.35 per annum

Ground Rent - £250.00 per annum

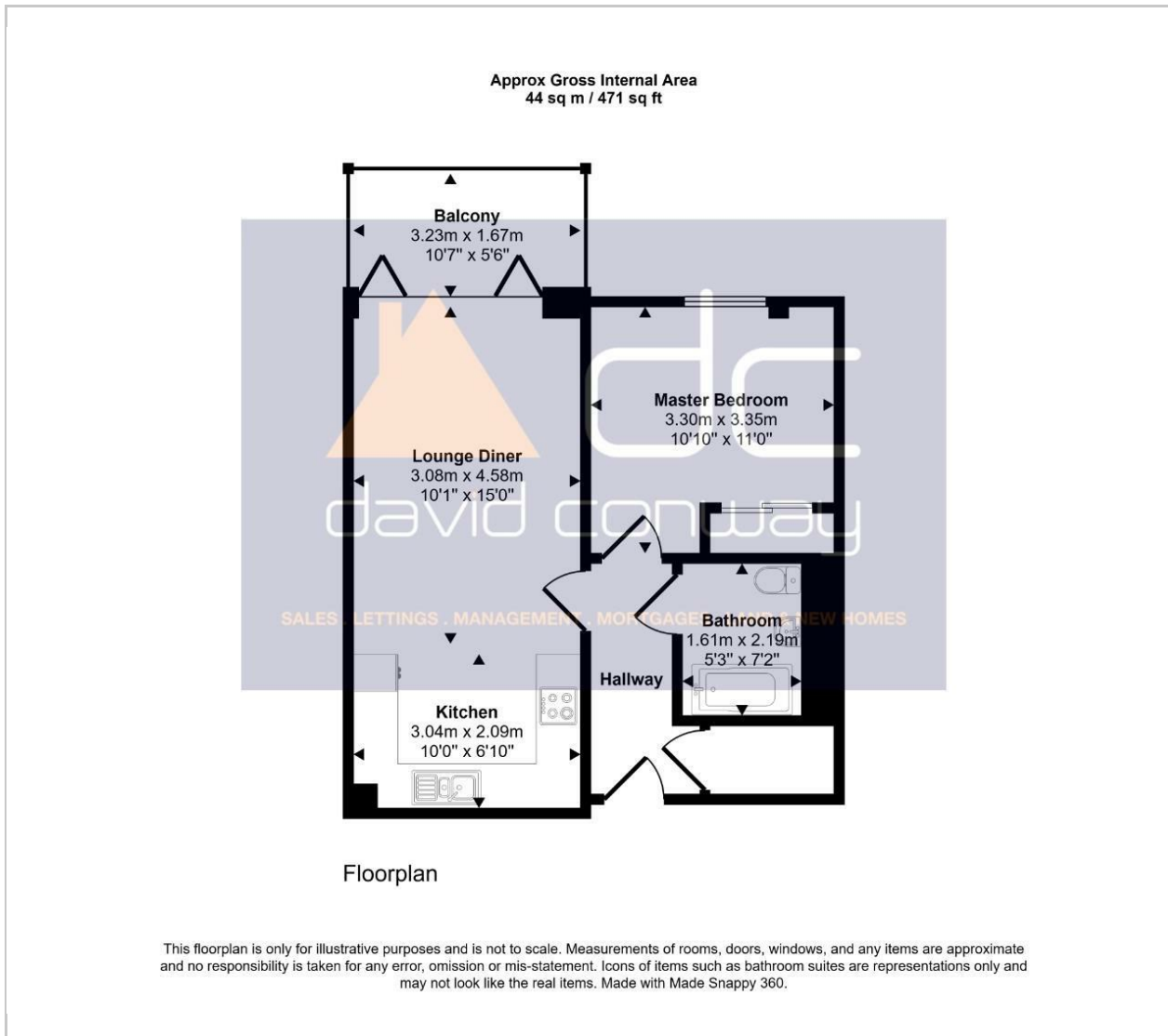
(All above advised by Vendor)



**Council Tax Band: C**

Leasehold

## Floor Plan



## Viewing

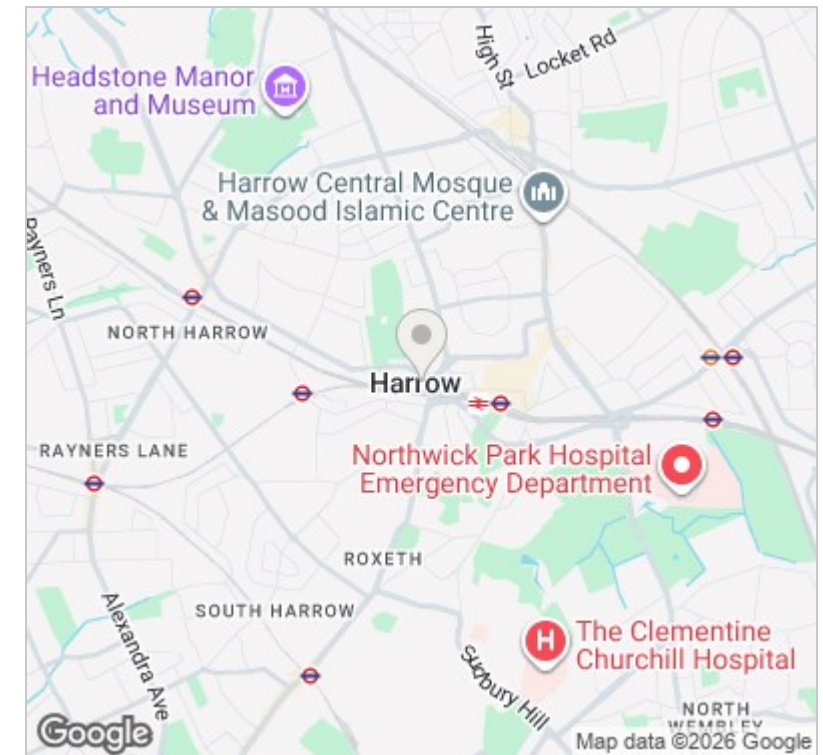
Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	