



Trident Point, 19 Pinner Road, South Harrow,
HA1 4EP

Asking Price £185,000

Trident Point, 19 Pinner Road, South Harrow, HA1 4FS

ATTENTION Buy To Let Landlords - This modern 5th-floor studio apartment in Trident Point, Pinner Road, Harrow, offers contemporary living just 100 yards from Harrow's shopping centre and 150 yards from Harrow-on-the-Hill Tube Station. The property features separate sleeping and living areas, a luxury kitchen with granite worktops, and integrated appliances, including a dishwasher, microwave, and washer/dryer. With double glazing, central heating, video entry, and a lease of 239 years remaining, this apartment is perfect for first-time buyers or investors seeking a stylish and convenient home in a prime location. Tenant already sourced - £1250 PCM – Including hot water/ central heating - No Agency fees to pay - 8.1% Gross yield

- ATTENTION - Buy To Let Landlords
- Luxury Studio Apartment - 5th Floor
- Kitchen With Granite Worktops
- Video Entry
- Luxury Shower Room
- Communal Grounds
- Close to Shops and Station
- Lease Remaining 239 years
- No Agency fees to pay / 8.1% Gross yield
- Tenant already sourced -£1250 PCM – Including hot water/ central heating



INTERNALLY

Modern studio, 5th floor luxury apartment, separate sleeping & living areas, lift, video entryphone, luxury fitted kitchen with granite worktops, modern bathroom, integrated dishwasher and microwave, washer/dryer, upvc double glazed, central heating.

LOCATION

Situated 450 yards from Harrow-On-The-Hill's Metropolitan and overground station and 1/2 mile to Harrow's busy shopping centre which includes Marks and Spencers, St Georges Shopping Centre with Cinema and Gym and St Ann's Shopping Centre. Just a few minutes walk from Harrow Recreation Ground which is a lovely park with lots of amenities.

EXTERNALLY

Communal grounds

ADDITIONAL INFORMATION

Lease Remaining 239 years

Council Tax Band C - £2,032.28 per annum

Ground Rent - £200.00

Service Charge - £2,500.00

EWS1 available

(All above as advised)

- Tenant already sourced
- £1250 PCM – Including hot water/ central heating
- No Agency fees to pay
- 8.1% Gross yield

Council Tax Band: C

Leasehold



Floor Plan

Trident Point, 19, Pinner Road Harrow, HA1 4FS

Approximate Gross Internal Area = 34.3 sq m / 369 sq ft

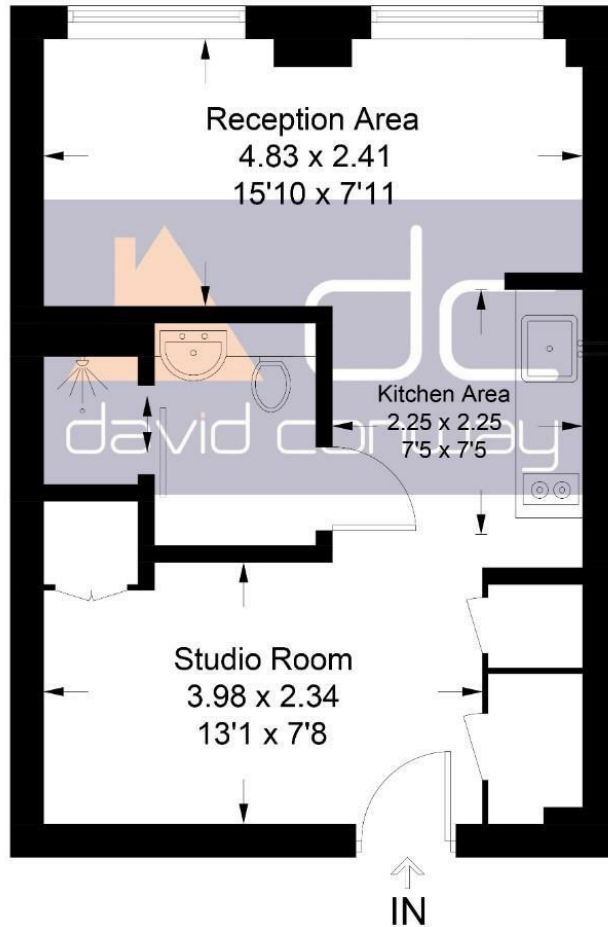


Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2024 (ID1136662)

Viewing

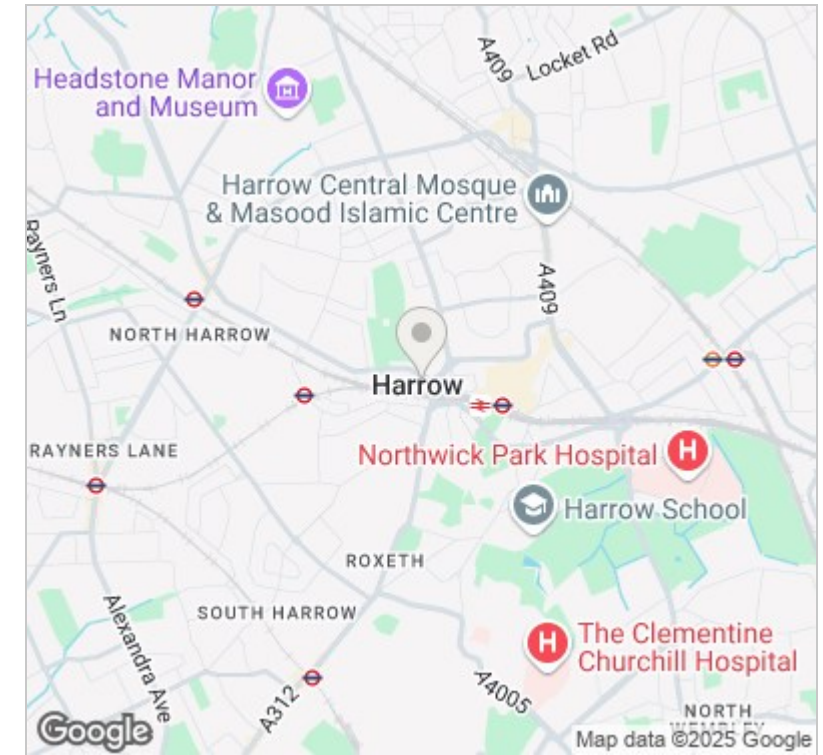
Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

269 Northolt Road, Harrow, Middlesex, HA2 8HS

Tel: 02084225222 Email: sales@davidconway.co.uk <https://www.davidconway.co.uk/>

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

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