



Trident Point, Pinner Road, Harrow, HA1 4FR

Asking Price £327,500



## Trident Point, Pinner Road, Harrow, HA1 4FR

A spacious and modern two-bedroom, two-bathroom third-floor apartment for sale in the sought-after Trident Point development, Harrow. Offering a luxury fitted kitchen with granite worktops, a large open-plan living space, private balcony spanning across both bedrooms and living room, and secure gated underground parking, this lift-serviced property also benefits from a video entry system, double glazing, and efficient heating. Located just 450 yards from Harrow-on-the-Hill Station and moments from Harrow's shopping centres, restaurants, parks, and excellent schools, it is ideal for professionals or investors. The apartment is leasehold with approximately 235 years remaining, and Council Tax Band D.

- Large Modern Apartment
- Third Floor
- Two Bedrooms
- Open Plan Reception/Kitchen
- Luxury Fitted Kitchen
- Bathroom & En Suite Shower Room
- Leasehold 235 Years Remaining
- Balcony
- Secure Gated Underground Parking
- Approx 150 Yards To Harrow On The Hill Metropolitan Line Station



**Council Tax Band: D**

**Leasehold**



### **INTERNALLY**

This is a spacious and modern lift serviced third-floor apartment with secure video entry system. The front door leads into hallway with doors leading off into two large double bedrooms. The master bedroom benefits from a ensuite comprising of a enclosed shower unit, WC with dual flush, integrated sink, heated towel rail and large mirror. The main bathroom is fully tiled and comprises of a full-length bathtub with a clear glass shower screen and is fitted with a wall-mounted shower unit. An integrated sink sits below an expansive wall-to-wall mirror. The wall-mounted toilet contributes to the streamlined aesthetic, and subtle recessed ceiling spotlights provide elegant, even illumination. The kitchen comprises of matching wall and base units, granite worktops, electric hob with extractor fan over, built under oven, stainless steel sink with drainer, dishwasher and integrated fridge freezer. There is double glazing and efficient heating ensure year-round comfort throughout the property.

### **EXTERNALLY**

Balcony.  
Secured underground parking.

### **LOCATION**

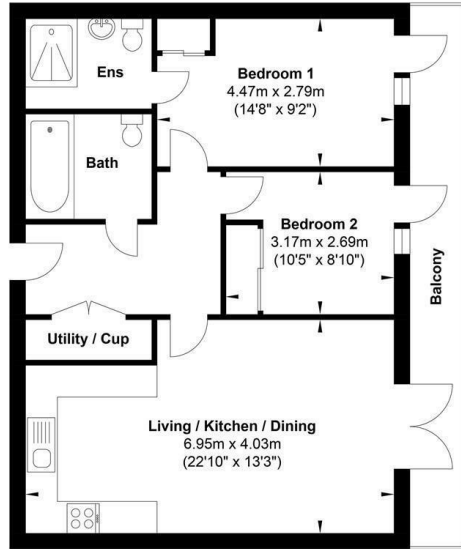
Situated 450 yards from Harrow-On-The-Hill's Metropolitan and Chiltern Line station and 1/2 mile to Harrow's busy shopping centre which includes Marks and Spencers, St Georges Shopping Centre with Cinema and Gym and St Ann's Shopping Centre. Just a few minutes walk from Harrow Recreation Ground, a lovely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

### **ADDITIONAL INFORMATION**

Council Tax Band D - £2,395.86  
Leasehold 235 Years Remaining  
Service Charge - £5,400 per annum  
Ground Rent - £300.00 per annum  
(All above advised by Vendor)



## Floor Plan



Gross Internal Floor Area : 67.48 m2 ... 726.34 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

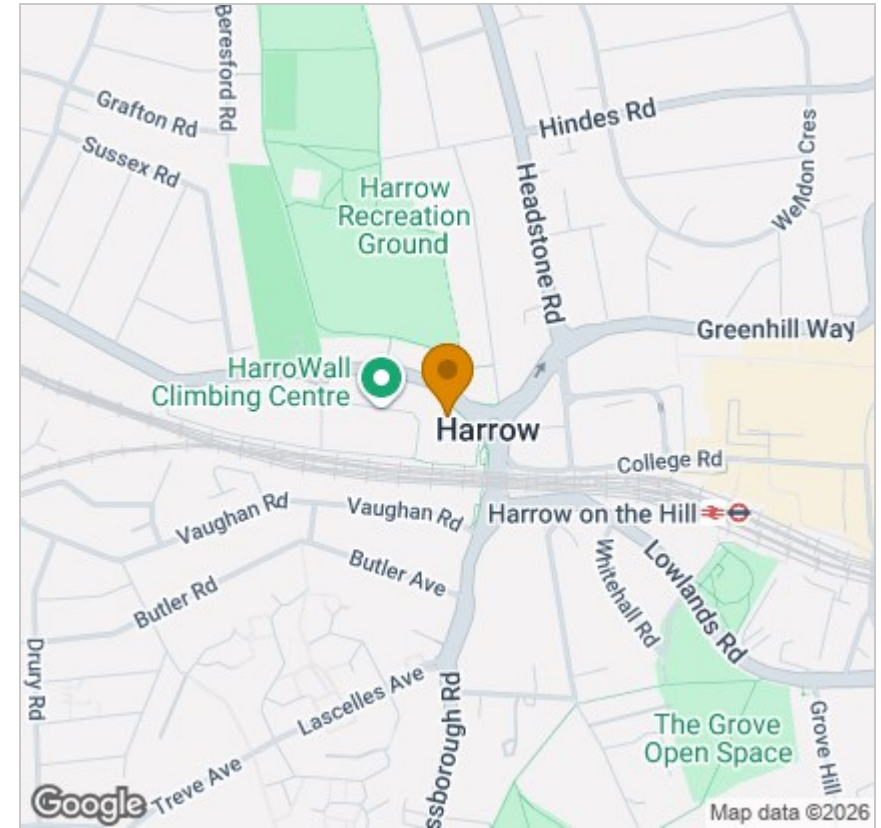
## Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

