



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

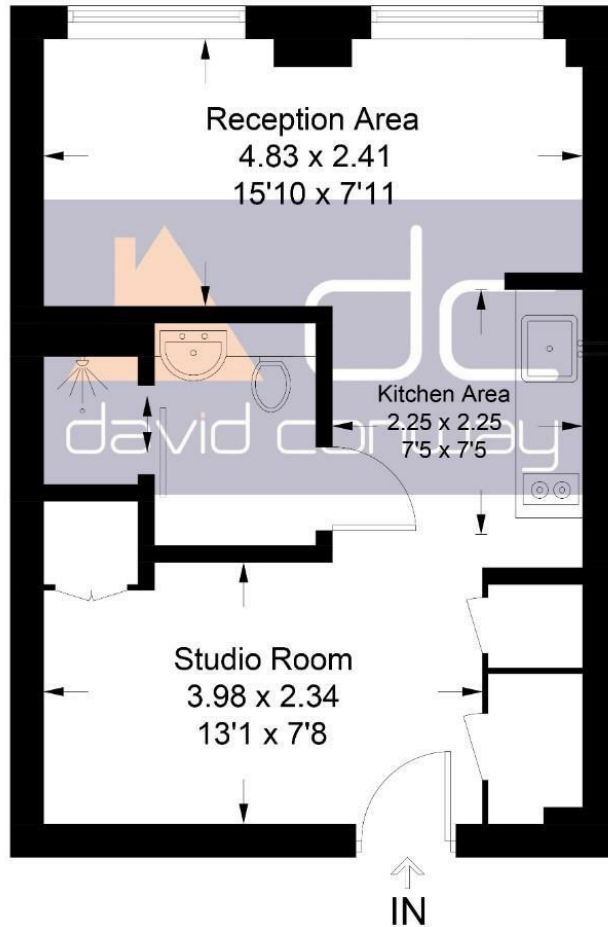


Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2024 (ID1136662)

## Viewing

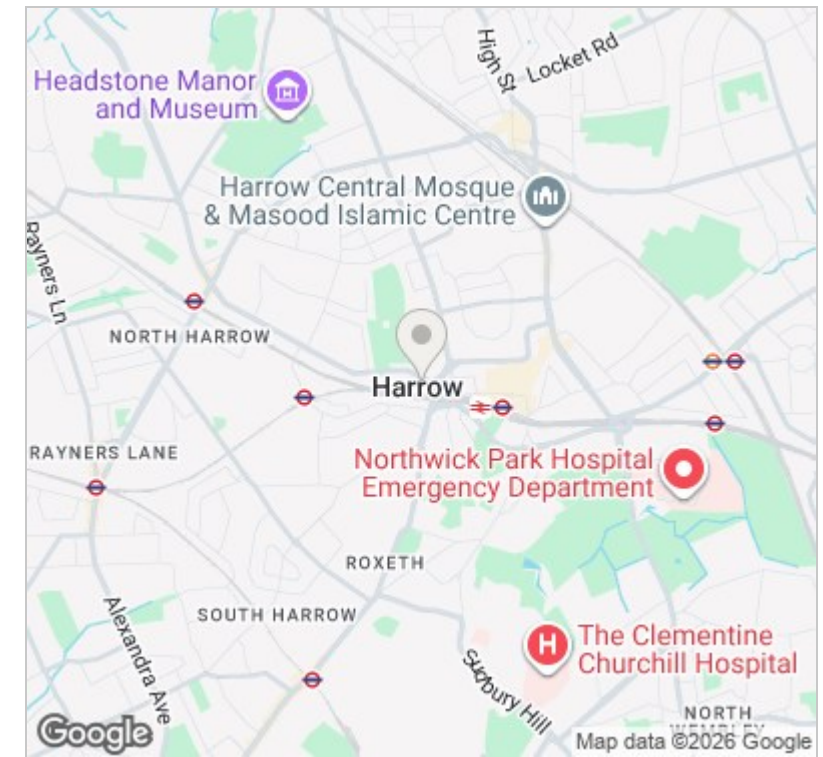
Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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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>		
(69-80) <b>C</b>	80	80
(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	