

## Flat 3, 19, Trident Point Pinner Road , Harrow, HA1 4FR

\*\*GUIDE PRICE £375,000 - £385,000\*\*

Located on the third floor of this modern building is this well maintained two double bedroom flat with underground parking that is offered for sale with no upper chain. The building features a rooftop garden/podium area which is on the same level as this apartment and access to this floor is provided by a lift.

The apartment in full comprises: open plan living/dining/kitchen, two double bedrooms, en-suite to master bedroom, additional family bathroom and a feature full length balcony which can be accessed from both bedrooms and the living area, plus secure underground parking.

The location offers excellent local shopping/dining amenities and transport/road links making this property a great option for professionals, couples and young families.

Lease information:

Service charge:

Ground rent:

**Price Guide £375,000**



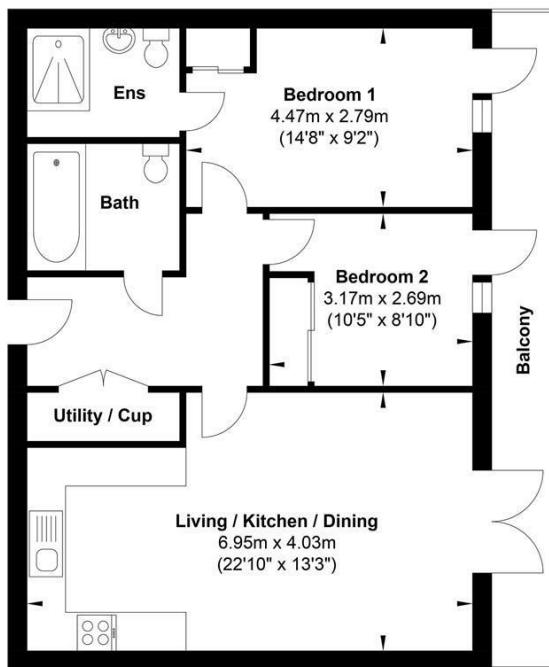
Flat 3, 19, Trident Point Pinner Road  
, Harrow, HA1 4FR



**Directions**



## Floor Plan



**Gross Internal Floor Area : 67.48 m<sup>2</sup> ... 726.34 ft<sup>2</sup>**

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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	