

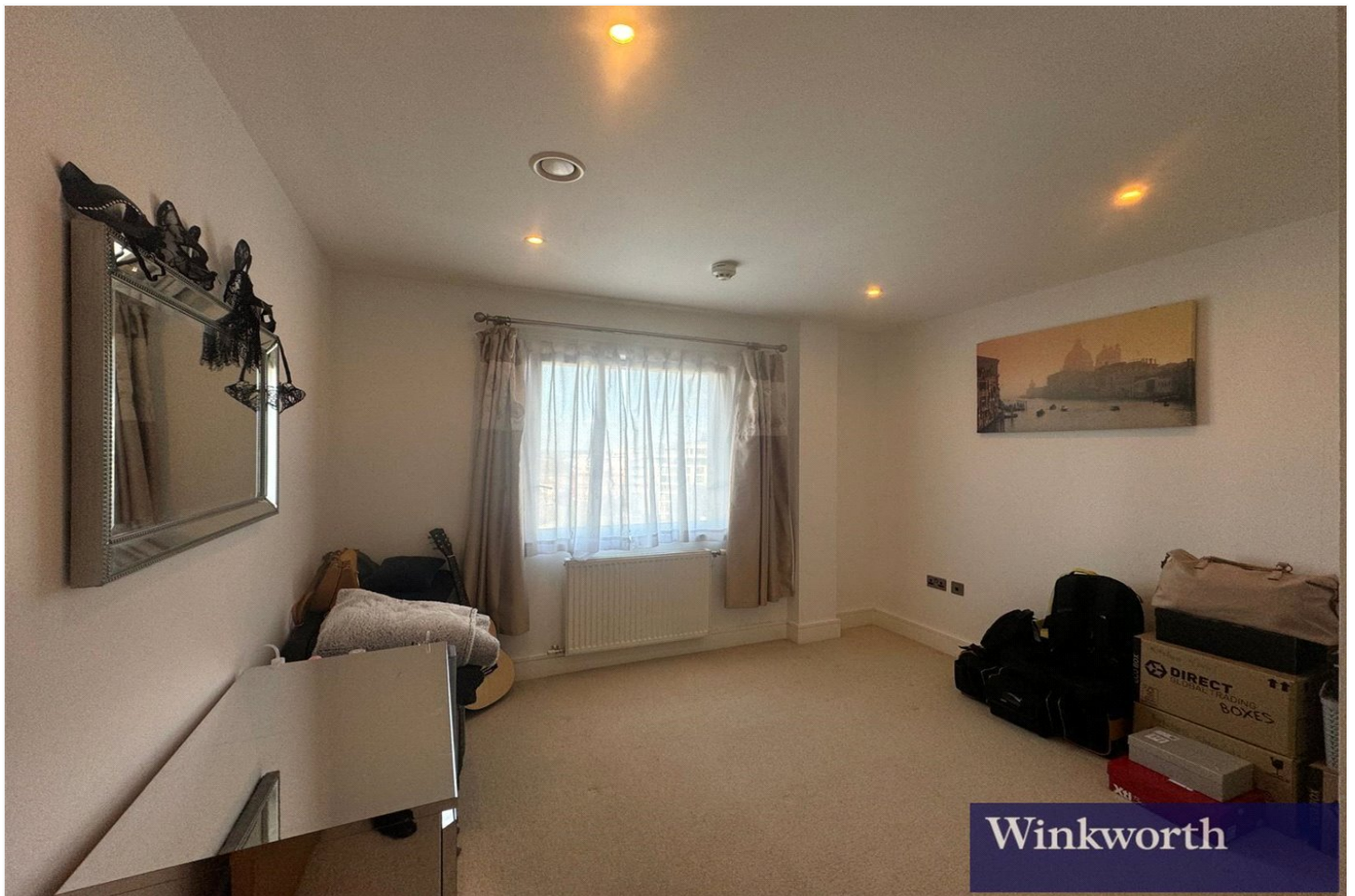


PINNER ROAD, MIDDLESEX, HA1
£325,000 LEASEHOLD

CALLING ALL FIRST TIME BUYERS!

Tenure: Leasehold (Approx. 236 years remaining.)
Service Charge: £3,827
Ground Rent: Peppercorn
Council Tax Band: C
EPC Rating: B

Harrow | 020 8861 3933 | harrow@winkworth.co.uk



DESCRIPTION:

Winkworth Harrow is delighted to announce this gem of a property in the famous Trident Point Building.

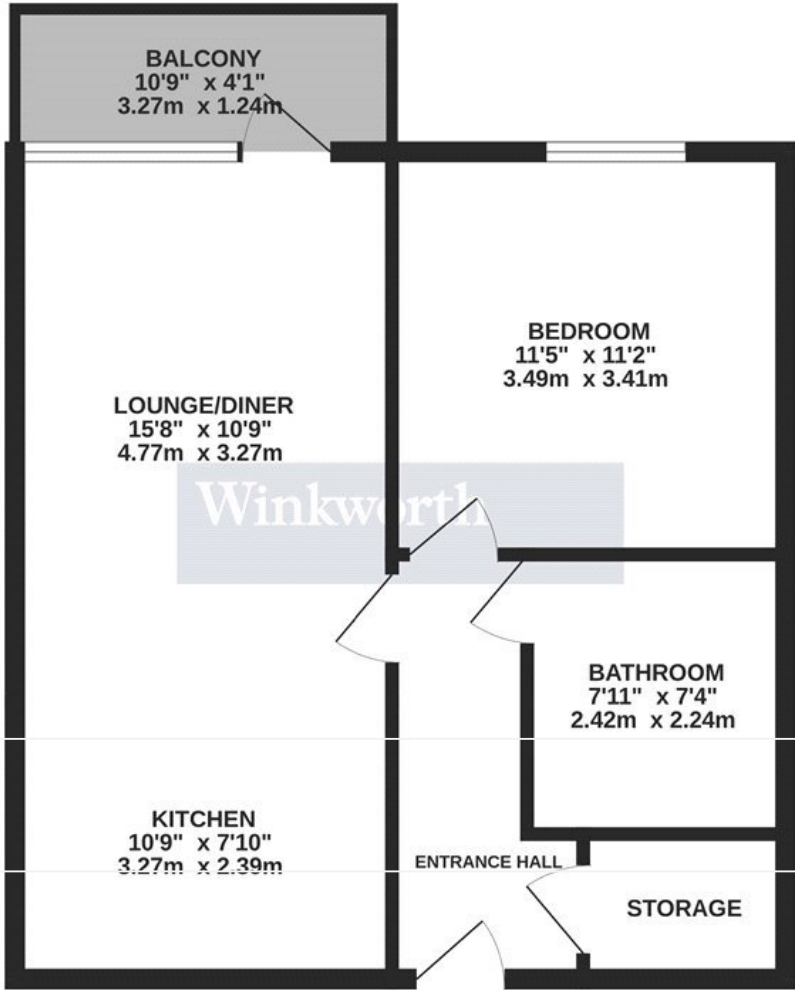
The luxurious flat comprises of a spacious living and kitchen area, modern bathroom, generous double bedroom and a balcony offering captivating views of Harrow and London's ever changing skyline.

Trident Point is conveniently located in the heart of Central Harrow, moments away from Harrow-on-the-Hill Bus and Underground Station with direct links into Central London. Further benefits include close proximity to St Ann's and St George's Shopping Centres and Northwick Park Hospital.

Trident Point benefits from easy transport links into Central London via Harrow-on-the-Hill Underground Station which offers commutes in less than 15 minutes.



GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	