



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

David Conway & Co. are pleased to offer this larger than average (719sq ft) two double bedroom, two bathroom modern luxury apartment built 2012 with large private decked terrace area. The living room is 22'7 x 12'9 incorporating the luxury fitted kitchen with granite worktops, integrated fridge freezer, dish washer, microwave, oven and hob. Engineered wood flooring to hall and lounge and carpet in the bedrooms. Both bedrooms have the added benefit of built in wardrobes. Video phone entry system, lifts in block, secure underground allocated parking with CCTV, communal roof terrace. A very generous 240 year lease. Ideally located above Morrison's supermarket and within easy access to Harrow-On-The-Hill Metropolitan Line tube and bus stations.

Asking Price Of £409,950

Leasehold



- LUXURY 3RD FLOOR MODERN APARTMENT
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- LARGE WOOD DECKED TERRACE
- 719 SQ FT
- MODERN FITTED KITCHEN WITH GRANITE WORKTOPS
- LIFT IN BLOCK
- VIDEO ENTRYPHONE SYSTEM
- SECURE UNDERGROUND PARKING
- APPROX 1/4 MILE TO HARROW-ON-THE-HILL TUBE STATION

## Property Description

### COMMUNAL ENTRANCE

Videophone entry system, communal lobby, stairs and elevators to floors 3 to 6, stairs to underground car park.

### ENTRANCE DOOR TO:-

### ENTRANCE HALLWAY

Built in storage cupboard housing airflow system, immersion heater, water heater, aerial booster and washer/dryer, videophone entry system, sensor for airflow system, engineered wood flooring. Doors to:-

### LUXURY OPEN PLAN KITCHEN/LOUNGE

22' 7" x 12' 9" (6.88m x 3.89m) Range of white gloss wall units, matching floor units with granite worktops over and splashbacks, undermount stainless steel sink unit with granite drainer, mixer taps and cupboards under, stainless steel built under oven with electric hob and extractor over, integrated fridge/freezer, integrated full size dishwasher, integrated microwave, control for airflow system and sensor, tiled floor. Lounge consists of wood flooring, radiator, inset lighting, upvc double glazed door to wood decked private terrace.

### BEDROOM ONE

14' 7" x 10' 4" (4.44m x 3.15m) Upvc double window, fitted wardrobe with sliding doors, radiator, carpet floor coverings, door to en-suite shower room/w.c. UPVC double glazed door to private wood decked terrace. Door to:-

#### ENSUITE SHOWER ROOM W.C.

White suite with fully enclosed shower cubicle, concealed cistern w.c, semi countertop wash hand basin, monobloc mixer tap and granite worktop, fully tiled walls, tiled floor, wall mirror, shaving point, radiator.

#### BEDROOM TWO

10' 9" x 8' 5" (3.28m x 2.57m) Upvc double glazed window, fitted wardrobe with sliding doors, radiator, carpet floor coverings.

#### LUXURY FAMILY BATHROOM

White suite with mirror panelled acrylic bath with mixer taps and shower hose attachment, concealed cistern w.c, semi countertop wash hand basin, monobloc mixer tap and granite worktop, fully tiled walls, tiled floor, wall mirror, shaving point, radiator.

#### COMMUNAL ROOF TERRACE

Landscaped roof terrace with paths and shrub borders, uplighting, trees and seating areas.

#### PARKING

Secure underground parking, remote controlled electric gate, CCTV (Entrance via Neptune Road).

LEASE: 240 years unexpired (as advised)

SERVICE CHARGE: £2,344 per annum (as advised)

GROUND RENT: £300 per annum (as advised)

### Tenure

Leasehold

### Council Tax Band

D - £1,560 per annum

## Viewing Arrangements

Strictly by appointment

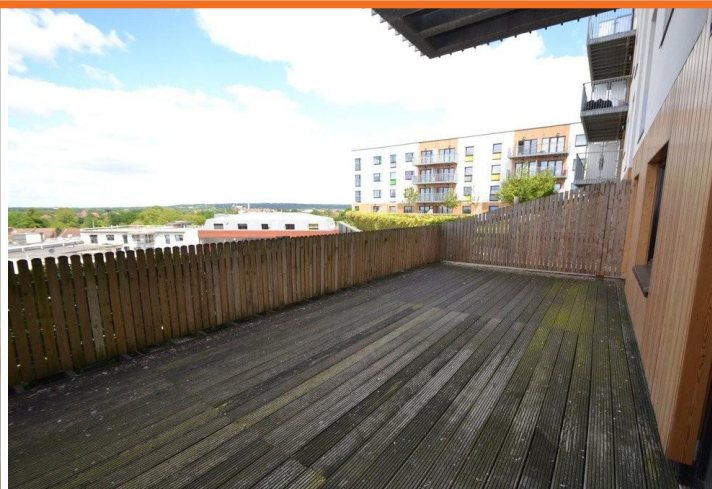
## Viewing Arrangements

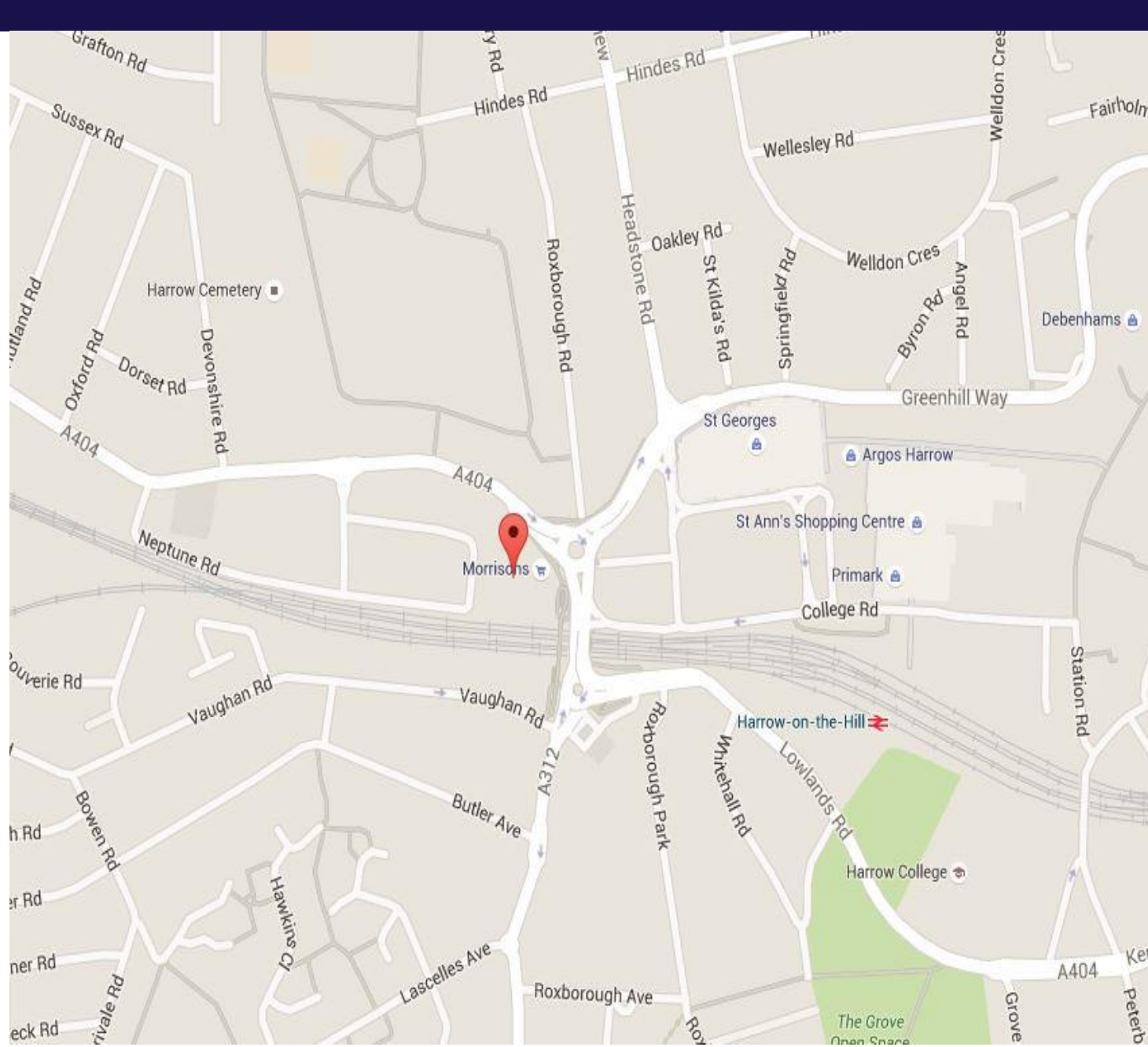
Strictly by appointment

#### MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>	94	94
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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