



**Trident Point  
Pinner Road  
Harrow  
Greater London  
HA1**

**Offers in Excess of £265,000**

**bettermove** 

# Pinner Road Harrow

Bettermove are proud to present this 1 apartment in Harrow, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and electric heating throughout, with private, gated parking space available for one car.

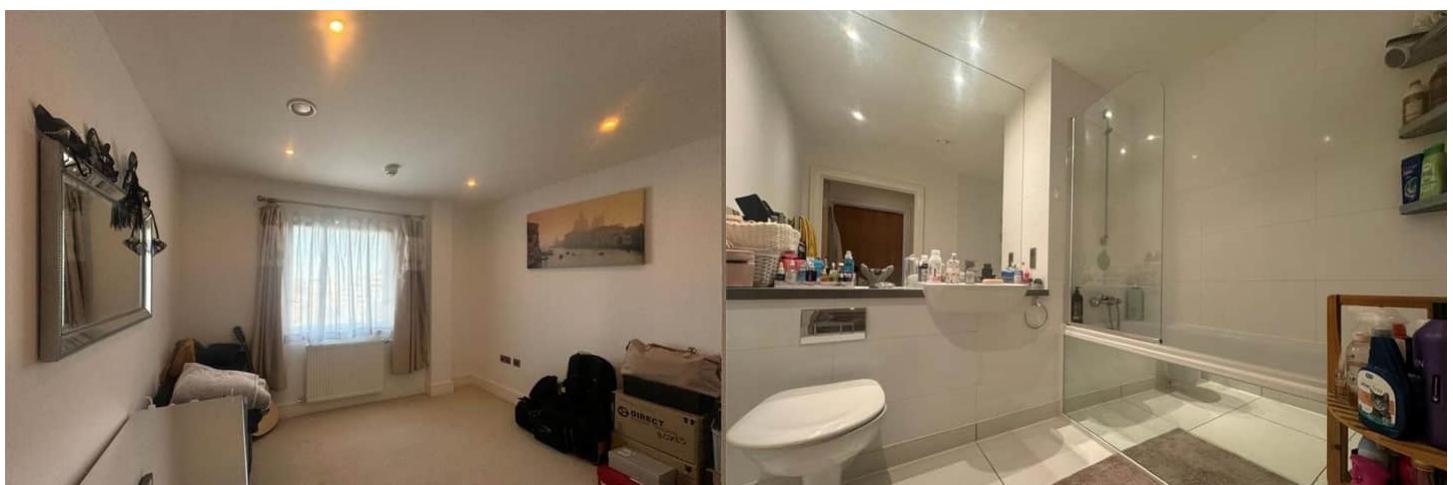
The council tax band is C.

This is a leasehold property with 235 years remaining on the lease; the service charge is £3,827.00 per annum.

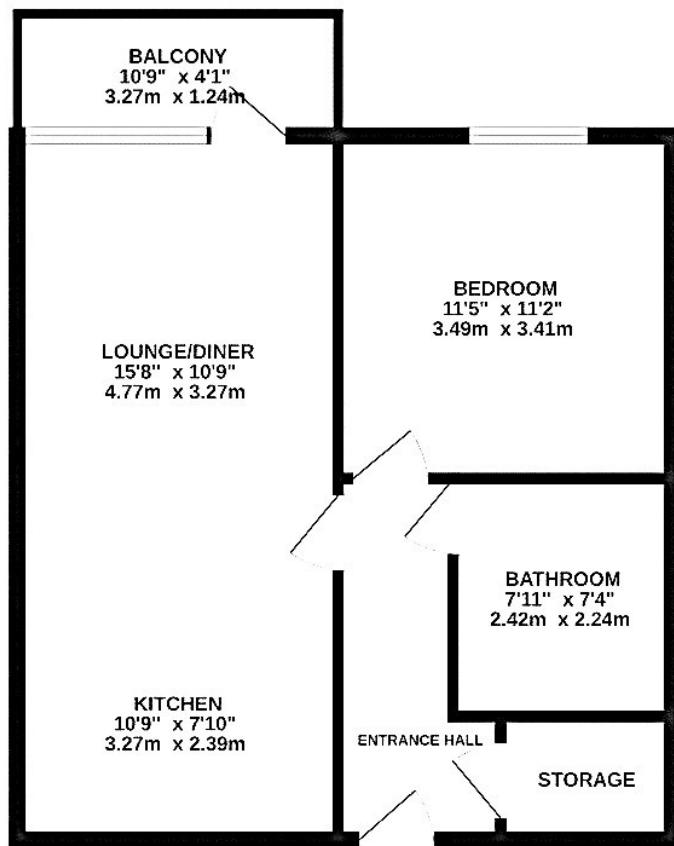
The interior of this beautifully presented property comprises a spacious, open plan living/dining area, and fitted kitchen, one double bedroom, and a family bathroom. The exterior boasts a private balcony, perfect for enjoying the summer months.

Located in the popular town of Harrow, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Harrow-on-the-Hill Bus and Underground Station with direct links into Central London, and quick access to the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) A		
(81-91) B	85	85
(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, Scotland & Wales	EU Directive 2002/91/EC	

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