



Trident House, 76 Station Road, Hayes, UB3 4FP

- Designer Studio Apartment with Bedroom Area
- High Quality Integrated Appliances
- Passenger Lifts / Secure Video Entry
- Central & Convenient Location
- Available Immediately
- Separate Living and Bedroom Areas
- Modern Shower Room/WC
- Fully Furnished
- EPC Rating: C

£1,350 Per Calendar Month

HUNTERS®
HERE TO GET *you* THERE

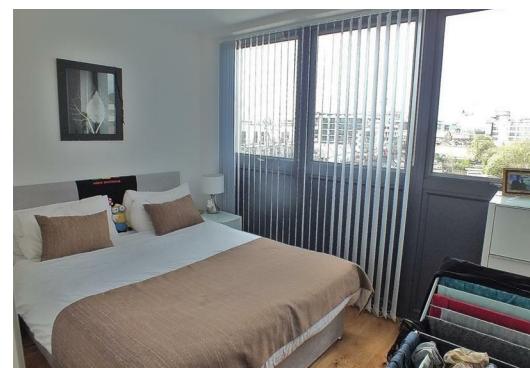
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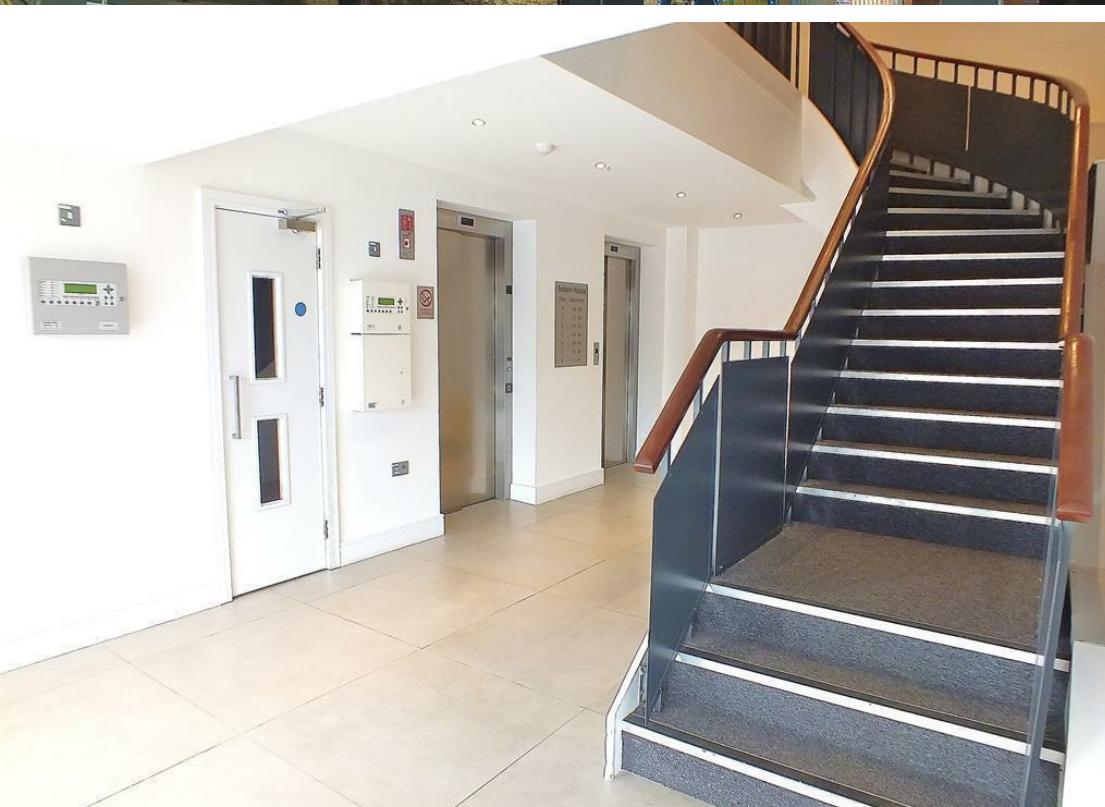
DESCRIPTION

A studio-style apartment with bedroom area and furniture pack included. This 3rd floor property comprises: Semi-enclosed bedroom area, separate living area, high quality integrated kitchen appliances for modern convenience and a modern shower room/WC. Price includes furniture.

Modern in design, and convenient in location, Trident House provides an appealing environment to those seeking an exciting lifestyle while remaining easily reachable, yet comfortably distant, from the hustle and bustle of city life. Set within a former office building, this fully refurbished and individually designed living environment enjoys a high specification interior, designed to maximise on space, style and comfort.

Centrally located, Trident House is perfectly placed for residents to enjoy the best the local area has to offer, from its high street amenities to recreational facilities and surrounding green open spaces. Hayes and Harlington station is located adjacent to the building, providing direct connections into London Paddington, Zone 1. With such easy access into central London, at Trident House you will be spoilt for choice when it comes to world-class dining, entertaining and retail therapy options.







406

Total area: 31.5 sq.m. 339 sq.ft.

Viewings

Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	74
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.