

Trident House, Station Road, Hayes, UB3 4FP

Guide Price £235,000

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STUDIO - ONE BATHROOM - SECURE PARKING - LEASE REMAINING OVER 990 YRS - CHAIN FREE

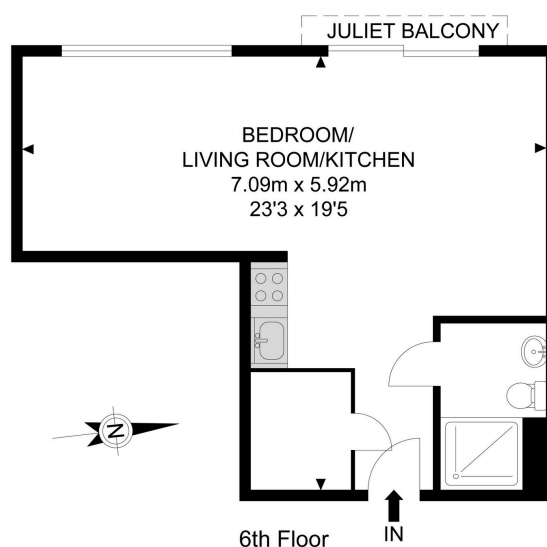
Henry Wiltshire proudly presents to the market this exquisite Super Studio ideally suited for young singles or buy to let investors. Trident House was built in 2016 and is still under the 10 year NHBC guarantee with a 993 year lease remaining. This modern 6th floor studio measures 322 sq ft offering comfortable and modern living with bespoke furniture including a separate bedroom area, living area with integrated kitchen and luxurious shower room.

Location

Trident House is a 2 minute walk from Hayes & Harlington station with direct services into Paddington and London Heathrow. Benefits include off street underground parking space. This will make an ideal first home or an attractive buy to let investment with an attractive rental yield and generous capital growth appreciation.

- Studio
- Wooden Flooring throughtout
- Leasehold
- Parking
- Ground Rent - £850
- Bathroom
- Fully Fitted Kitchen
- Chain Free
- Service Charge - £4000
- Chain Free

Trident House



SPACE PHOTO

APPROX. GROSS INTERNAL FLOOR AREA 405.79 SQ FT / 31.70 SQM
APPROX. GROSS EXTERNAL FLOOR AREA 11.84 SQ FT / 1.10 SQM

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 service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan