



Connells

13 Trobridge Parade Grahame Park Way
LONDON

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LONDON NW9 4AN

for sale offers in excess of
£330,000



Property Description

Connells are delighted to present this stylish and well-appointed one-bedroom second-floor apartment, superbly positioned within the highly sought-after and modern Trinity Square development, Grahame Park Way, NW9.

Beautifully designed for contemporary living, this bright and spacious home is perfectly suited to young couples, first-time buyers, professionals seeking a well-connected London base, or investors looking for a strong rental opportunity in an area of continued growth. Residents benefit from a variety of nearby shops, cafés, supermarkets, schools and leisure facilities

The property features a thoughtfully arranged and well-balanced layout. The open-plan kitchen, living and dining area creates a stylish and sociable heart of the home, ideal for relaxing, entertaining or working from home. Finished with modern fittings and flooded with natural light, the space opens through double doors onto a private balcony - perfect for morning coffee, evening drinks or outdoor dining in the warmer months.

The bedroom is a generous double room, offering excellent proportions with ample space for wardrobes and additional furniture. Further benefits include a secure entry system, lift access, and the rare advantage of an indoor allocated parking space, complete with EV charging facilities. Another advantage of this home is its affordable service charge, which offers excellent value compared with many neighbouring developments.





2nd Floor

Total floor area 59.5 m² (641 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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182 Station Road
HARROW HA1 2RH

EPC Rating: B Council Tax
Band: C

Service Charge:
1400.00

Ground Rent:
300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW312379

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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