

Trident House , Station Road , UB3 1AY

Fifth Floor Luxury Studio Apartment | Located Opposite to Hayes & Harlington Mainline Station | Fully Furnished | Open Plan Lounge/ Kitchen

Ample Storage | Separated Bedroom Area | Fitted Kitchen | Juliet Balcony

Per Calendar Month: £950.00

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Trident House

Station Road , , UB3 1AY

A luxury studio apartment located on the fifth floor of the newly completed Galliard Development Trident House.

Situated on the borders of Hayes and Harlington Station, this property boasts style, size and is situated in a very convenient location to travel on to the up and coming Cross Rail within the next two years, reducing travel times to Central London and surrounding areas.

The property is in immaculate condition with rich furnishings, located in a sought after area and briefly comprises of an 'L' shaped open plan lounge and kitchen, the sleeping area is separately located away from the main living space (please see the floor plan) and a bathroom. EPC Rating: C

Situated on bus routes to Southall, Northolt, Harrow, Heathrow Airport, Harlington and West Drayton

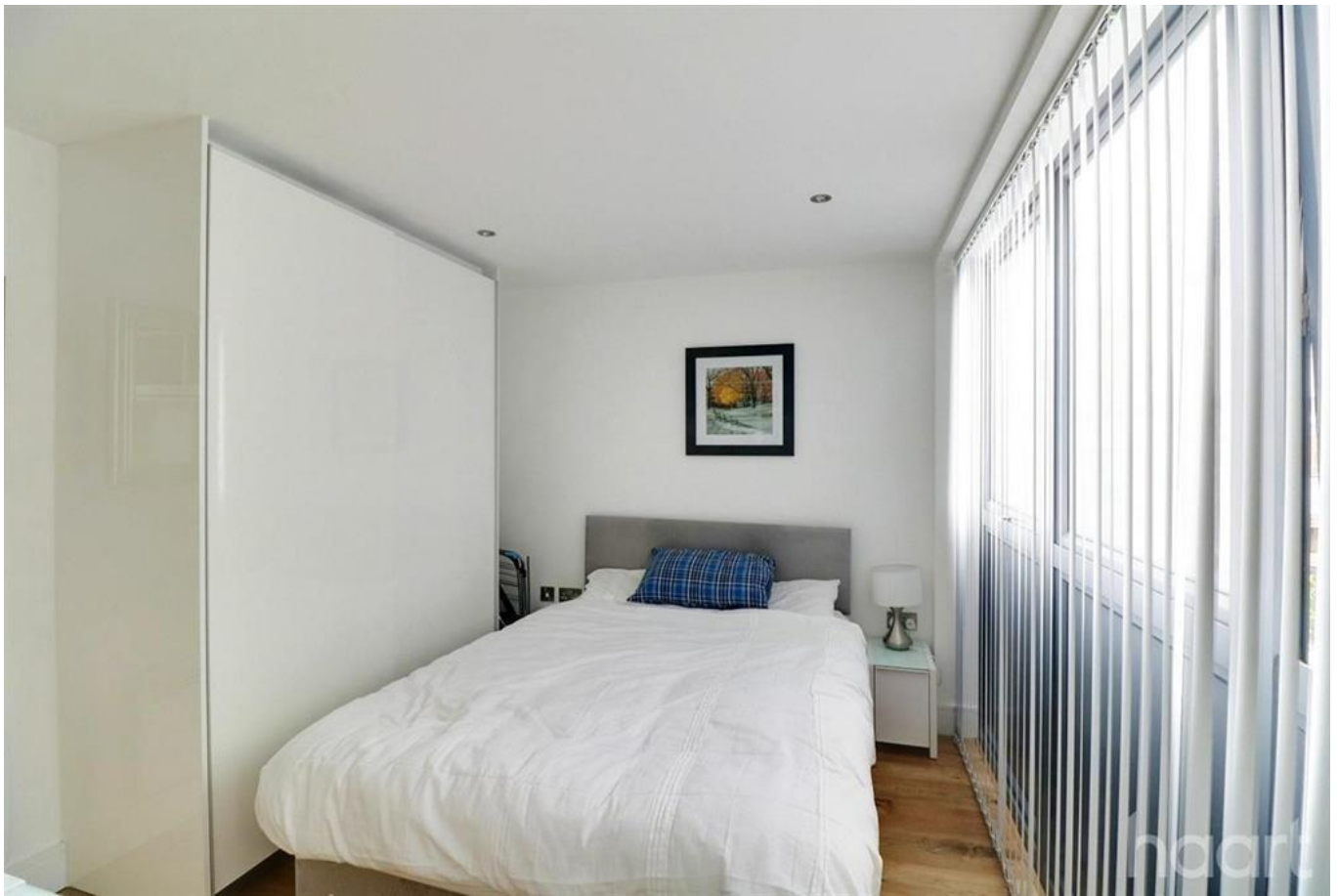
Available From: Mid August

Fully Furnished



Tel:0208 848 0978

Email: Hayes@hunters.com



VIEWING ARRANGEMENTS By appointment with Hunters:
31 Coldharbour Lane, Hayes, Middlesex, UB3 3EB

OPENING HOURS
Monday - Thursday: 09:00 - 19:00
Friday: 09:00 - 18:00
Saturday: 09:30 - 16:30
Sunday: closed

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
92-100	A			10-15	A		
81-91	B			16-20	B		
69-80	C			21-25	C	77	77
55-68	D			26-30	D		
43-54	E			31-35	E		
31-42	F			36-40	F		
1-20	G			41-45	G		
<small>Best energy efficient - lower running costs</small> <small>Worse energy efficient - higher running costs</small>		74	74	<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Total area: 30.0 sq.m. 322 sq.ft.

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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.

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