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A DEVELOPMENT BY

**S | A | V | O | Y |**  
ESTATES



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An exclusive development of  
luxurious apartments just  
25 minutes from Central London

## Introducing Trinity Court: Vibrantly modern, comfortably spacious and impeccably appointed.

Trinity Court is located in the picturesque and highly desirable area of Pinner within walking distance of the area's excellent amenities and close to everything Central London has to offer.

These apartment offer young professionals and first time buyers the perfect base to enjoy the charm and tranquillity of this sought-after outer London suburb.

On your doorstep, you'll find abundant and varied shopping, dining and entertainment options. Alternatively you can simply sit at a local café and soak up the relaxed atmosphere and friendly community spirit.

The apartments have been finished to a high specification throughout and have been designed to optimise space and feature crisp interiors combined with stylish appointments.

Built by Savoy Estates, the apartments all come with a 10-year building warranty.







## LIVING IN PINNER

Located within a residential area on the outer fringes of north-west London, Pinner has retained much of its ancient charm, particularly in the original village centre, despite its proximity to the capital.

These new apartments are well-placed, close to local amenities and Pinner station for easy access to the surrounding areas.

With its church and delightful mock-Tudor buildings, Pinner is a picturesque place for a stroll.

There are some lovely places to eat along the High Street and some charming gift shops too.



## OUT AND ABOUT

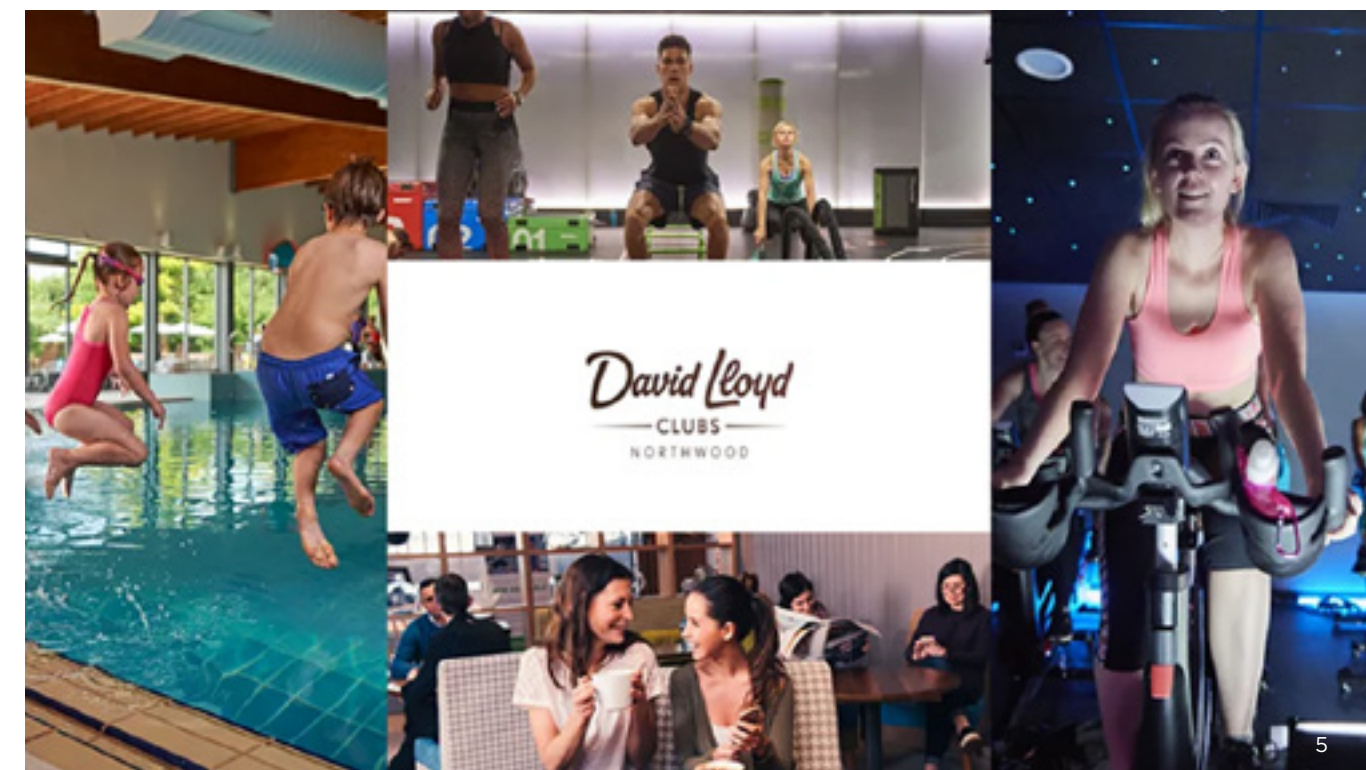
Pinner has much to offer the active leisure seeker. The David Lloyd Club in Northwood and Highgrove Pool & Fitness Centre are within close proximity, both offering first class leisure facilities and expert coaches. There is also a huge variety of other sporting and activity venues including football, tennis and cricket.

For the golf enthusiasts, Pinner is home to Pinner Hill and Grims Dyke Golf Clubs.

Numerous restaurants, bars and pubs offer a diverse choice of cuisines and social entertainment. For those with a penchant for the cosmopolitan nightlife, London's West End is just half an hour away on the tube and there are excellent transport links to Harrow, Ruislip and Watford.

Intu Watford shopping centre is 7.2 miles away and can be reached in 30 minutes by car and is home to many high street shops, restaurants and bars. If you are looking for something more local, St Anns and St George's shopping centres in Harrow are easily accessible.

The Pinner Memorial Park contains the historic lakeside West House as well as a tranquil Peace Garden commemorating the end of World War II.





# EXCELLENT LINKS TO THE CAPITAL AND BEYOND

Despite its tranquil setting, Pinner is the ideal location for those who enjoy the cosmopolitan London life.

From Pinner Underground Station, it's a quick 25-minute trip to Baker Street on the Metropolitan Line, and commuters are virtually guaranteed a seat for the short journey into the city.

Nearby Hatch End offers regular mainline trains via the Overground with journeys to Euston taking just over half an hour.

Heathrow Airport and the motorway network are also within easy driving access, and there are excellent transport links to nearby Harrow, Watford and Uxbridge.

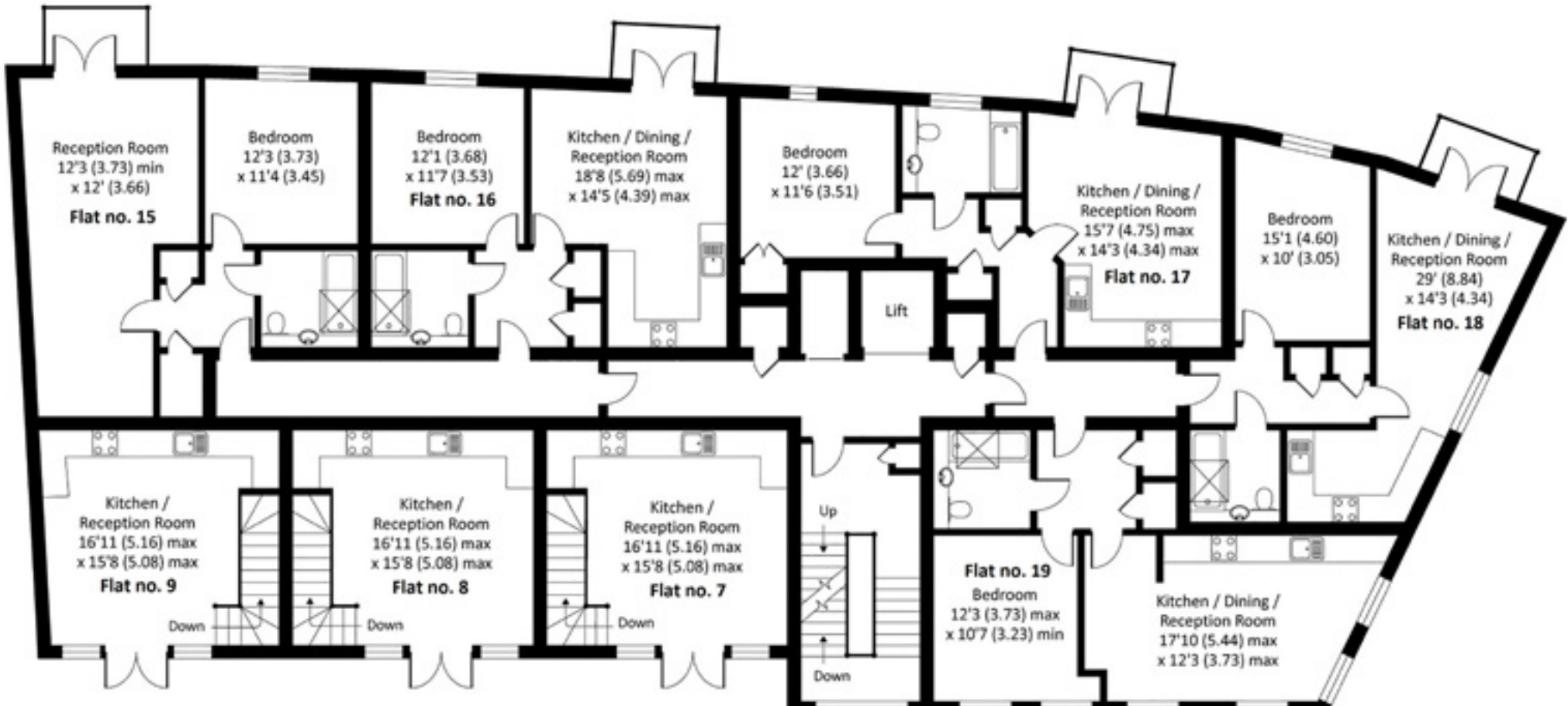






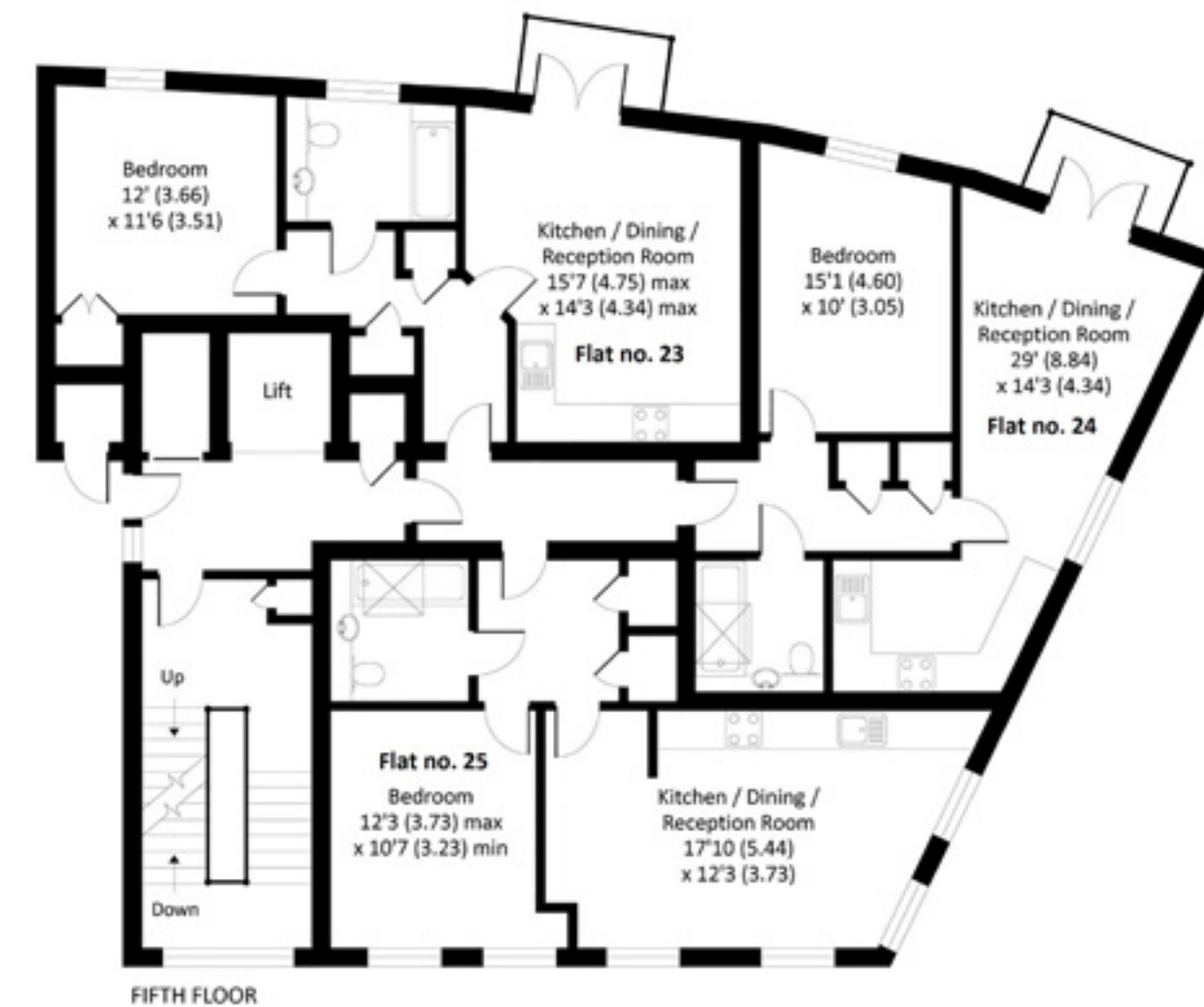
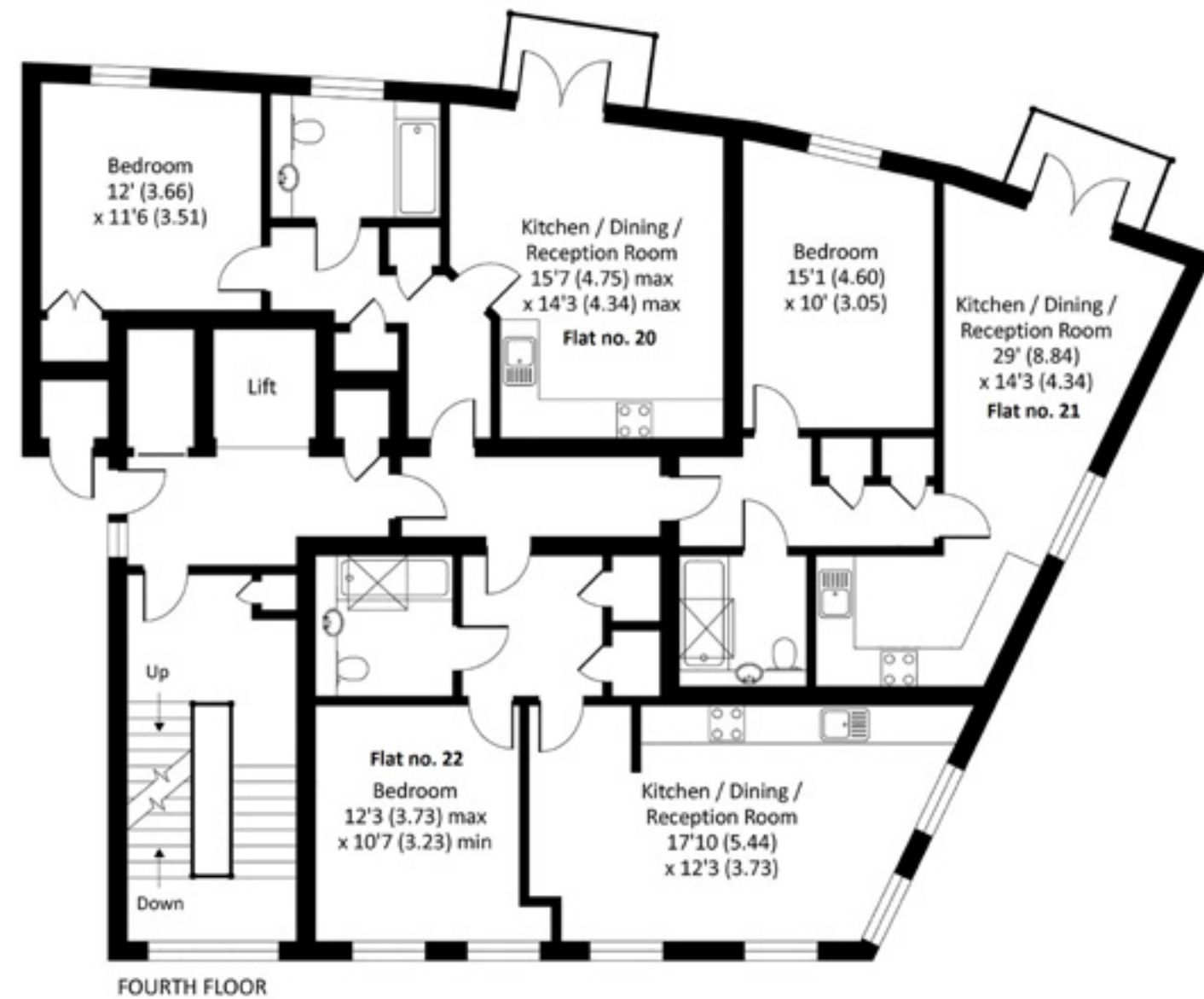


SECOND FLOOR



THIRD FLOOR





# SPECIFICATION

## BESPOKE, FULLY INTEGRATED MODERN KITCHENS

- Hotpoint integrated appliances
- Elica integrated cooker hood
- Caple contemporary stainless steel sink
- Franke contemporary silk steel tap
- Soft close to doors and drawers
- 3-part pull out waste bin

## CONTEMPORARY BATHROOMS

- Modern sanitaryware including RAK washbasins with complementing chrome mixer tap
- Crosswater over-head showers and valves and VADO hand showers
- Contemporary matt grey fully porcelain tiled walls and floors
- Walk-in shower tray with glass shower screen
- Underfloor heating
- Chrome finish towel rail and toilet roll holder

## INTERIOR FINISHES

- Neutral luxury mineral plank flooring throughout apartments, modern and easy to maintain
- Duplexes feature plush grey carpet to bedrooms and stairs
- Contemporary grey internal doors with smooth satin chrome handles
- Square-cut white skirting and architrave
- Neutral grey and white decor

## HEATING

- Underfloor heating throughout controlled with digital thermostats



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## EXTERNAL FINISHES

- Triple glazed windows with dark grey aluminium frames
- Decking on balconies
- Glass balustrades around balconies

## COMMUNAL AREAS

- Entry code access system to entrance lobby
- Lift access and staircase to all floors
- Landscaped communal garden
- Cycle and bin storage space
- Letterboxes provided for all apartments within communal entrance lobby

## GENERAL

- Worcester Bosch combination boiler
- Modern and secure entrance doors with multi-point locking system, door viewer and letter plate
- Grey aluminium triple-glazed windows and balcony doors
- LED downlights to kitchens, bathrooms and hallways
- Pendant fittings to living areas and bedrooms
- White moulded electrical switches and sockets throughout
- Shaver points to bathrooms
- TV, telephone and Virgin Media points to living areas and bedrooms
- Audio and video entry systems to every apartment, linked to main entrance door
- External lighting to balconies/terraces
- Smoke detectors within apartments
- MVHR system for fresh air ventilation to all apartments
- AOV smoke ventilation system to communal areas
- 10 year structural warranty back by a UK domiciled A+ rated insurer
- 125 year lease

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Well-designed open plan living



High-gloss kitchens with integrated appliances



Ideally set moments from  
Pinner's excellent amenities



## HELP TO BUY



Help to Buy in London is a government led equity loan scheme available on new build homes up to the value of £600,000.

5%  
DEPOSIT



40%  
GOVERNMENT LOAN



55%  
MORTGAGE



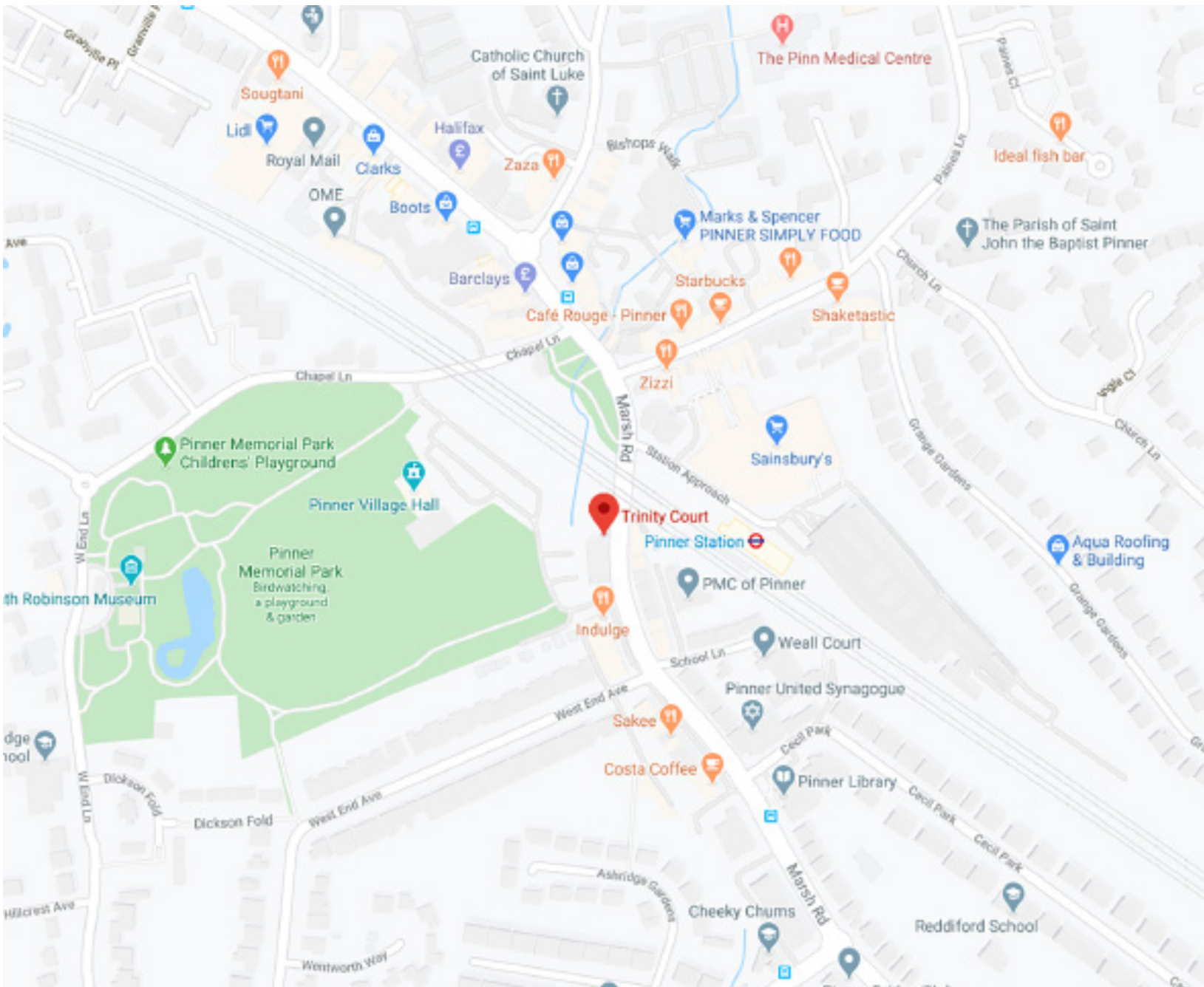
You now need just a 5% deposit in order to qualify, and the government will lend you up to 40% of the property value, interest free for the first 5 years. Buyers will be required to take out a 55% mortgage to make up the outstanding balance, which is subject to affordability – please speak to a sales advisor for more information and for full terms and conditions.

## HELP TO BUY - HOW IT WORKS

Equity loans are available to first time buyers as well as some homeowners looking to move, as long as the following are met:

- The home you are looking to purchase must not cost more than £600,000
- You must buy this home to live in, and not as a buy to let property
- You must not own any other property at the time you buy your new home





## Pinner Sales & Lettings

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