

1 Bed First Floor Flat

£1,100 per month



Windsor Park Road UB3 5JD

SOUGHT AFTER LOCATION / AVAILABLE IMMEDIATELY: Well presented 1 bedroom apartment in popular location near Heathrow Airport and the Bath Road and with easy access to the M4/M25 motorway networks. Hayes and Harlington train station (Crossrail) and Hatton Cross tube station (Piccadilly Line) are also only a short drive away.

This well laid out first floor apartment is set in well kept communal grounds and features a communal hallway, fitted kitchen, electric oven, extractor fan, washing machine, space for freezer and fridge, double bedroom and a fitted three-piece bathroom.

Other benefits include double glazed windows and residents parking. The property is available now.

- * Minimum Tenancy 6 Months
- * Deposit £1,100
- * Council Tax Band C

Accommodation

**1 Bedroom First Floor
Apartment**

Available Immediately

**Residents Block Paved
Parking**

**Fitted Kitchen With
Appliances**

**Sought After Residential
Location**

Double Glazed

EPC Rating D

Ground Floor

Entrance - Communal entrance.

Council Tax - Band C

First Floor

Hall - Fitted carpet and built in storage cupboards

Living Room - 8' 10" x 15' 1" (2.7m x 4.6m) Fitted carpet and wall mounted electric heater, Double Glazed window to rear aspect

Kitchen - 7' 10" x 6' 10" (2.4m x 2.1m) Vinyl flooring. Fitted wall and base units with worktops to include a single drainer sink unit, electric hob, extractor fan electric oven, space for fridge, washing machine and part tiled walls and splashbacks.

Bathroom - 10' 5" x 8' 6" (3.2m x 2.6m) Vinyl flooring. Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.

Bedroom - Fitted carpet and wall mounted electric heater, Double Glazed window to rear aspect



Exterior

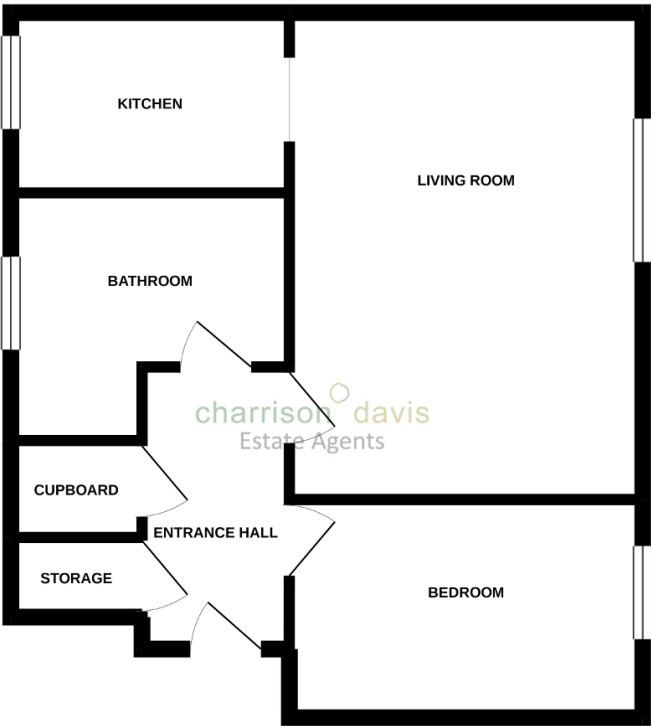
Outside - Well kept communal gardens.

Allocated residents parking

About Harlington - Harlington is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport. The district adjoins Hayes to the north and shares a railway station with the larger district, which is its post town, on the Great Western Main Line to Paddington. The Crossrail project linking the Hayes and Harlington station to Canary Wharf is due to complete in 2019. The journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

The village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The Wheatsheaf, and The White Hart. The village also boasts two churches, a Baptist church and a Church of England church, St Peter & St Paul's and William Byrd School. The village High Street is also home to the Harlington Locomotive Society and West London Models.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		