



Sipson Lane UB3 5EH

1 bedroom apartment situated in a convenient location adjacent to Harlington High Street shopping facilities and bus routes to Heathrow Airport. This property is also within easy reach of both Hayes Town centre and mainline station which has frequent trains to Paddington

Internally the property boasts a fully fitted kitchen area with built in fridge, ceramic hob, electric oven, integrated washing machine and integrated dishwasher, open plan lounge area, double bedroom and superb fitted shower-room suite.

The asking rent includes the gas and water bills, the property is available immediately. This property also benefits from gas central heating and double glazed windows.

- * Minimum Tenancy 6 Months
- * Deposit £1,300
- * Council Tax Band B

Accommodation

Stunning 1 Bed Apartment

Gas + Water bill included

Superb Kitchen +
Appliances

Quality Shower-Room

Convenient Location

Gas Central Heating /
Double Glazing

EPC Rating D

Ground Floor

Entrance - Communal uPVC front door. Stairs to upper floors

First Floor

Landing -

Lounge Area - 13' 8" x 10' 2" (4.2m x 3.1m) Wood laminate flooring and radiator. Double glazed window to front aspect.

Kitchen Area - 7' 10" x 7' 6" (2.4m x 2.3m) Wood laminate flooring. Fitted soft closing wall and base units with worktops to include a single drainer sink unit, ceramic hob, extractor fan hood, electric oven, integrated fridge, integrated washing machine, integrated dishwasher and custom splashbacks. Double glazed window to front aspect

Bedroom - 11' 9" x 10' 5" (3.6m x 3.2m) Wood laminate flooring and radiator. Double glazed window to rear aspect (double bed, bedside tables and wardrobe to be provide)

Shower-Room - 6' 2" x 6' 2" (1.9m x 1.9m) Wood laminate flooring and extractor fan. Three-piece shower-room suite to include a fully tiled shower cubicle, hand basin on storage unit and low level W.C. Frosted double glazed window.

Exterior

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.

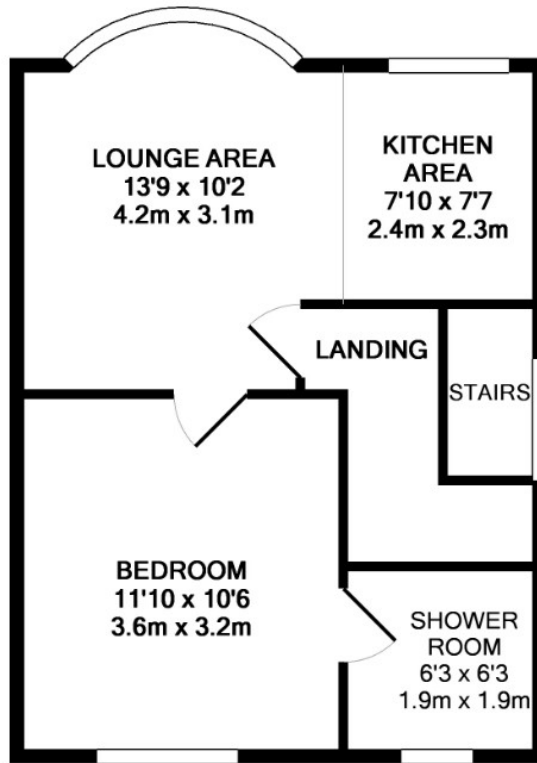
The village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The 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.

The earliest surviving mention of Harlington appears to be in a 9th-century charter in which land at Botwell in Hayes was said to be bounded on the west by "Hygeredington" and "Lullinges" tree. The first of these must be Harlington; the second has not been identified. The boundary between Hayes and Harlington, which may have been defined by the date of this charter, was later marked by North Hyde Road and Dawley Road.





TOTAL APPROX. FLOOR AREA 416 SQ.FT. (38.6 SQ.M.)

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 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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