



## High Street UB3 5DL

**2 BEDROOM APARTMENT:** A split level 2 bedroom apartment situated within walking distance of Harlington village centre with its shopping facilities and bus routes and within easy reach of the Bath Road, London Heathrow Airport and the M4/M25 networks.

This split level property is available now and located on the second and third floors and offers spacious accommodation. Features include a substantial lounge with open plan fitted kitchen with appliances, good size double bedrooms, quality fitted shower room and additional fitted bathroom.

Other benefits include double glazed windows, well kept communal gardens and entryphone system.

**PLEASE NOTE:** A parking space is available to rent for the sum of £25 per calendar month.

- \* Minimum Tenancy 6 Months
- \* Deposit £1,350
- \* Council Tax Band C

## Accommodation

2 Bed Split Level  
Apartment

Available Now Unfurnished

En-Suite Bathroom +  
Shower-Room

Fully Fitted Open Plan  
Kitchen

Security Entryphone  
System

EPC Rating C

## Ground Floor

**Entrance** - Communal entrance with entryphone system and mail boxes. Stairs to upper floors.

## Second Floor

**Hall** - Wood laminate flooring and 2 built in cupboards. Stairs to upper floor

**Open Plan Lounge / Kitchen - 21' 11" x 11' 1" (6.7m x 3.4m)** (maximum sizes). Wood laminate flooring and two radiators. Two double glazed windows to front aspect.

**Kitchen Area:** Wood laminate flooring. Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, extractor fan hood, electric oven, fridge/freezer, washing machine, dishwasher and part tiled walls and splashbacks.

**Shower Room** - Ceramic tiled flooring and chrome radiator. Three-piece shower-room suite to include a fully tiled shower cubicle, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window to side aspect..

**Bedroom 1 - 13' 1" x 9' 6" (4m x 2.9m)** Wood laminate flooring and a radiator. Double glazed window to rear aspect

## Third Floor

**Bedroom 2 - 16' 4" x 15' 1" (5m x 4.6m)** Wood laminate flooring and radiator. Two double glazed skylight windows.

**Bathroom** - Ceramic tiled flooring and chrome radiator. Three-piece bathroom suite to include a panel enclosed bath with shower mixer taps and glass screen, hand basin on storgae unit, low level W.C. and part tiled walls and splashbacks.

## Exterior

**Outside** - Communal garden area.

Parking available on site at £25 per calendar month.

**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.

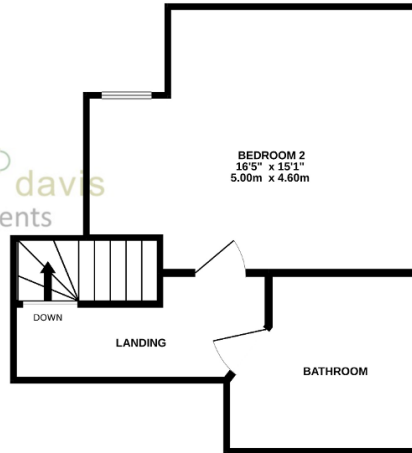
The earliest surviving mention of Harlington appears to be in a 9th-century charter in which land at Botwell in Hayes was said to be bounded on the west by "Hygeredington" and "Lullinges" tree. The first of these must be Harlington; the second has not been identified. The boundary between Hayes and Harlington,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



2ND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



3RD FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

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		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>79</b>	<b>79</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	