

First Floor Studio

£950 per month



## Boltons Lane UB3 5BS

**SUPERB STUDIO WITH BEDROOM AREA:** Situated in a modern popular cul-de-sac location this first floor Studio apartment is perfect for easy access to the Bath Road and within easy reach of both London Heathrow Airport and the M25/M4 motorway networks.

This property is extremely well presented and features a spacious living area with two built in storage cupboards, incorporated bedroom area with fitted wardrobes with sliding doors, fitted kitchen with ceramic hob, electric oven, fridge freezer and washing machine and well fitted bathroom with shower mixer taps and screen.

Other benefits include Economy 7 heating, allocated residents parking, permit parking and double glazed windows.

Not to be missed.

- \* Minimum Tenancy 6 Months
- \* Deposit £950
- \* Council Tax Band B

## Accommodation

Superb 1st Floor Studio

Fitted Kitchen + Appliances

Bedroom Area + Fitted Wardrobes

Convenient Popular Location

Extremely Well Presented

Allocated Residents Parking

EPC Rating D

## Ground Floor

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

## First Floor

**Studio** - 12' 5" x 11' 1" (3.8m x 3.4m) (+ bay window) Fitted carpet and two built in storage cupboards. Double glazed bay type window.

**Bedroom Area** - 9' 10" x 7' 2" (3m x 2.2m) Fitted carpet and built in wardrobes with sliding doors.

**Kitchen** - 7' 10" x 5' 10" (2.4m x 1.8m) Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, ceramic hob, extractor fan hood, electric oven, fridge/freezer, washing machine and part tiled walls and splashbacks. Double glazed window.

**Bathroom** - 6' 2" x 6' 2" (1.9m x 1.9m) Ceramic tiled flooring and wall mounted electric fan heater. Three-piece bathroom suite to include a panel enclosed bath with shower mixer taps and shower screen, hand basin on vanity unit, back to wall low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.

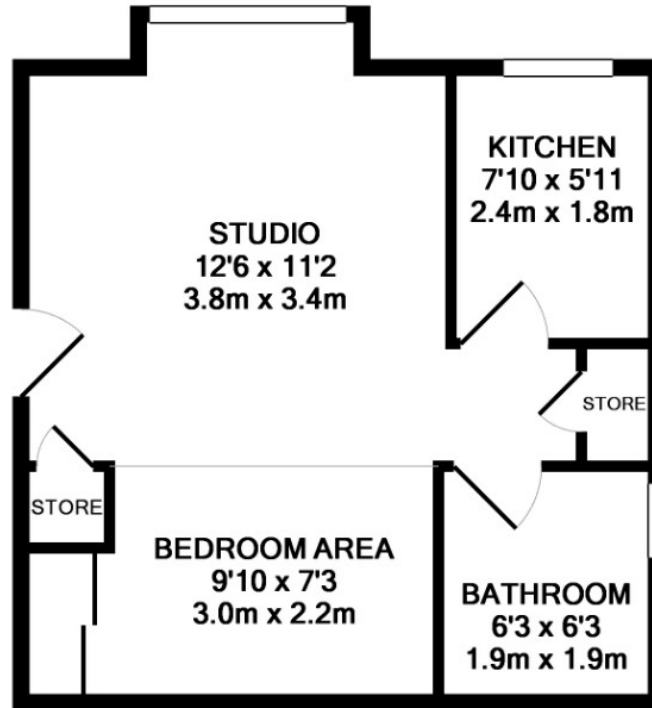


## Exterior

**Outside** - Allocated residents and permit 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.



TOTAL APPROX. FLOOR AREA 347 SQ.FT. (32.2 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		