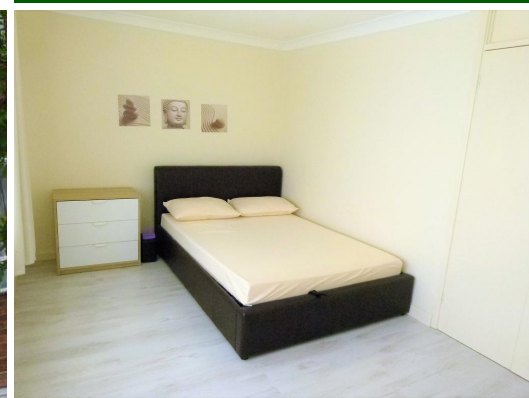


Second Floor Studio

£795 per month



Felbridge Court High Street UB3 5EP

POPULAR LOCATION: An extremely well presented Studio apartment in popular development in High Street location with bus routes to Heathrow Airport and the Bath Road and easy access to the M4/M25 motorway networks. Hayes and Harlington and West Drayton train stations (Crossrail due 2019) are also only a short drive away.

Larger than average, this second floor apartment is set in well kept communal grounds and features an entryphone system into communal hallway, recently fitted quality kitchen with appliances, built in wardrobes, 3 storage cupboards and a superb recently fitted bathroom with shower mixer taps.

This property also benefits from double glazed windows and underground residents parking.

Accommodation

Second Floor Studio
Apartment

Popular Location For
Heathrow

Double Glazing Windows

Allocated Residents
Parking

Available Early July

Quality Fitted Bathroom

Well Presented Throughout

EPC Rating E

Ground Floor

Entrance - Communal entrance with entryphone system. Stairs to upper floors and to undercroft parking bays

Second Floor

Hall - Laminate flooring, built in cupboards and entryphone handset.

Studio Area - 14' 9" x 11' 9" (4.5m x 3.6m) Laminate flooring, electric heater and built in wardrobe. Double glazed window.

Kitchen - 12' 1" x 6' 10" (3.7m x 2.1m) Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, electric cooker, extractor fan hood, fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window

Bathroom - 8' 6" x 4' 11" (2.6m x 1.5m) Vinyl flooring and radiator. 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.



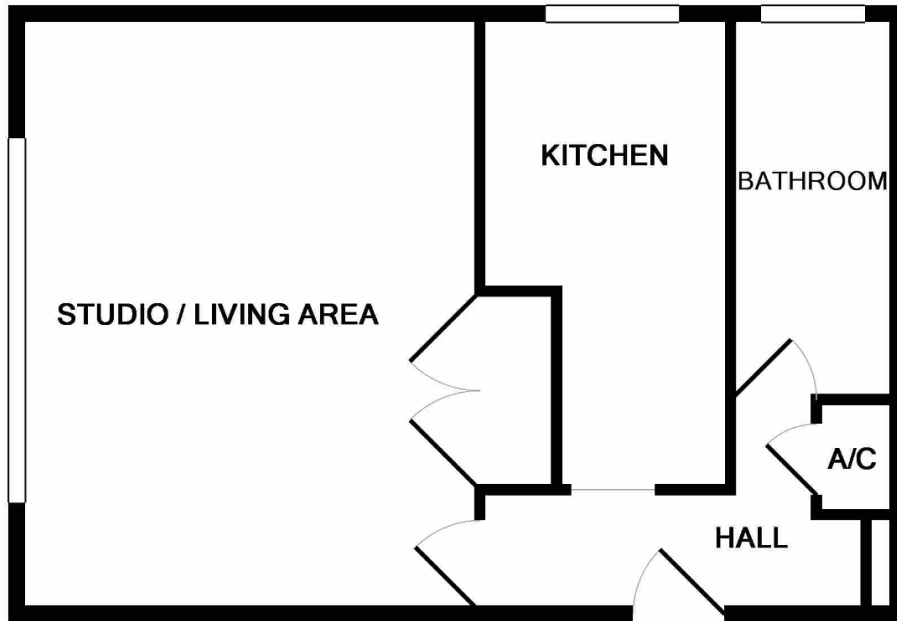
Exterior

Outside - Well kept communal gardens and residents parking bays.

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 447 SQ.FT. (41.5 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 and Environmental Impact

