

The Crescent UB3 5NA

DESIRABLE LOCATION: An opportunity to acquire a 2 bedroom ground floor maisonette situated within walking distance of Harlington village centre with its shopping facilities, William Byrd school and bus routes to the Bath Road and London Heathrow Airport. The M4/M25 networks and Hayes mainline station to Paddington (Crossrail due 2022) are also only a short drive away.

This ground floor property features entrance hall, lounge, kitchen, good size double bedrooms, fitted bathroom and private with side access.

The property is available with no upper chain and other benefits include double glazed windows, gas central heating and front and rear gardens.

Accommodation

2 Bedrooms

Ground Floor Maisonette

Gas Central Heating /
Double Glazing

Three-Piece Bathroom

No Upper Chain

Private Rear Garden with
Side Access

100+ Year Lease

EPC Rating TBC /
Leasehold

Ground Floor

Entrance Hall - Ceramic tiled flooring, under stair storage and radiator.

Reception Room - 12' 9" x 9' 10" (3.89m x 3.01m) Laminate flooring, radiator and double glazed window.

Kitchen - Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, gas hob, extractor fan hood, electric oven, space for fridge/freezer, plumbing for washing machine and part tiled walls. Double glazed window and UPVC door to garden.

Bedroom 1 - 12' 0" x 9' 0" (3.68m x 2.76m) Laminate flooring, radiator and double glazed window.

Bedroom 2 - 11' 8" x 9' 0" (3.58m x 2.76m) Laminate flooring, radiator and double glazed window.

Bathroom - Tiled flooring. Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and part tiled walls. Frosted double glazed window.

Exterior

Outside Front - Laid to lawn with path to front door.

Outside Rear - Laid to lawn with rear and side access.

Tenure - Leasehold: 125 years from 29 September 2004 although Vendors solicitor will confirm exact term remaining.

Service Charge: N/A although Vendors solicitor will confirm exact charges levied.

Ground Rent: to be confirmed by Vendors solicitor

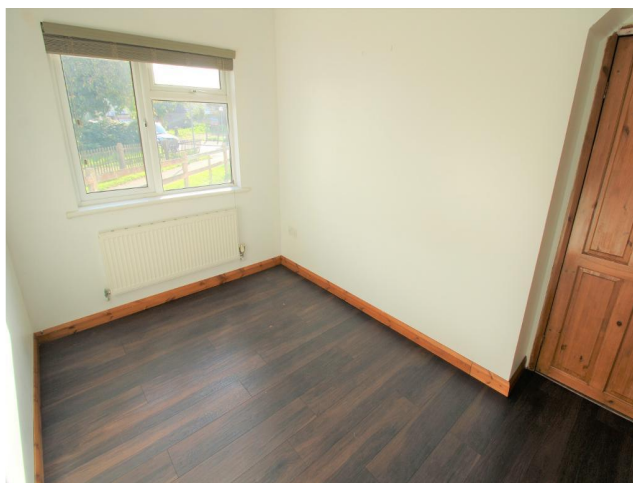
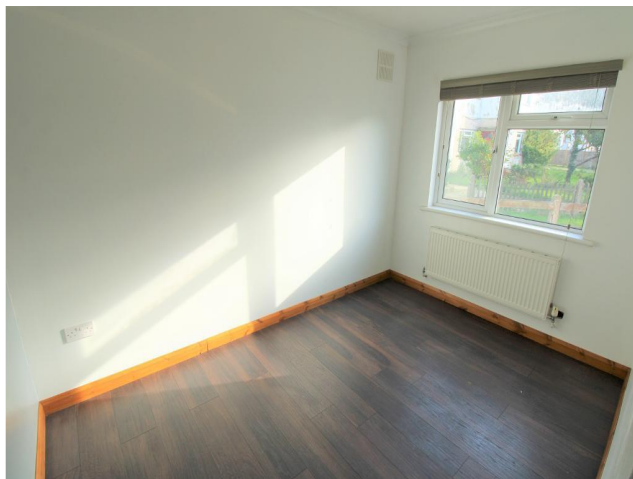
Council Tax - London Borough of Hillingdon Band C.

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 2022. The

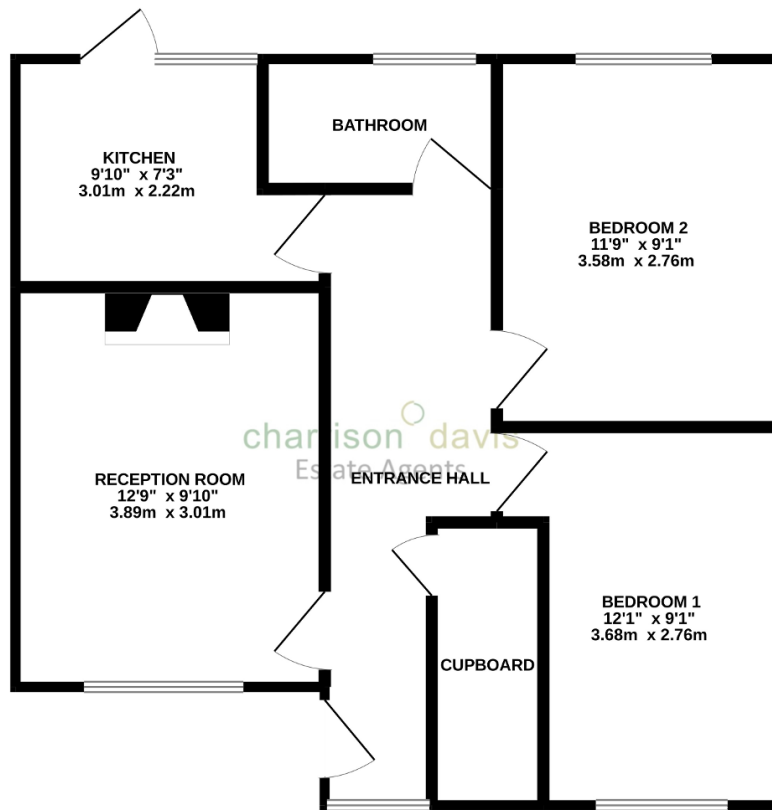


journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

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
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 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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