

**1 Bed Ground Floor Flat**

**£1,150** per month



## **Mondial Way UB3 5AR**

**STUNNING APARTMENT / PERFECT FOR HEATHROW AIRPORT:** Completed to the highest of standards this 1 bedroom ground floor apartment is situated in a prestigious modern development adjacent to the Bath Road and is perfectly located for London Heathrow Airport with free local public transport. Hayes mainline station to Paddington (Crossrail due 2022) is only a bus ride away.

Available immediately this stunning property features an impressive main entrance lobby with entryphone system and stairs to upper floors, entrance hall, double bedroom with fitted wardrobes with sliding doors, quality shower-room with walk-in shower with glass screen and a spacious plus with quality fitted kitchen area with integrated appliances.

Fully equipped this property is perfect for the professional, looking to be near Heathrow and internal viewing is highly recommended as this property is realistically priced taking into consideration the standard of accommodation and the convenient location.

\* Minimum Tenancy 6 Months

\* Deposit £1,150

## **Accommodation**

**Stunning 1 Bed Apartment**

**Prestigious Development  
Near Heathrow**

**Underground Parking**

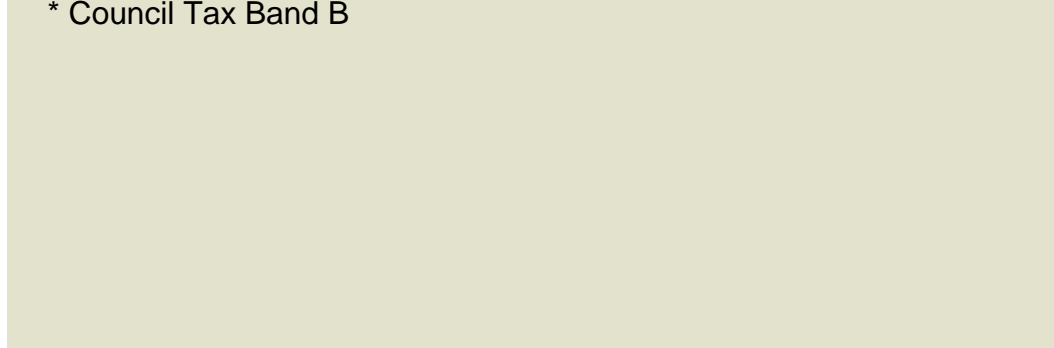
**Quality Fitted Shower-  
Room**

**Superb Kitchen / Open  
Plan Lounge**

**Perfect For Bath Road /  
Heathrow**

**Available Now**

**EPC Rating D**



## Ground Floor

**Entrance** - Communal entrance lobby with entryphone system.

**Hall** - Laminate flooring and built in cupboard housing washing/dryer, hot water system and consumer unit.

**Bedroom** - 15' 1" x 8' 6" (4.6m x 2.6m) Laminate flooring, wall mounted electric heater and fitted wardrobes with mirrored sliding doors. Double glazed windows.

**Lounge Area** - 19' 4" x 10' 2" (5.9m x 3.1m) Laminate flooring and wall mounted electric heater. Double glazed windows.

**Kitchenette** - 6' 10" x 6' 2" (2.1m x 1.9m) Laminate flooring. Fitted wall and base units with worktops to include a inset stainless steel sink unit, ceramic hob, cocealed extractor fan, electric oven, integrated fridge with freezer box and integrated microwave. Double glazed window.

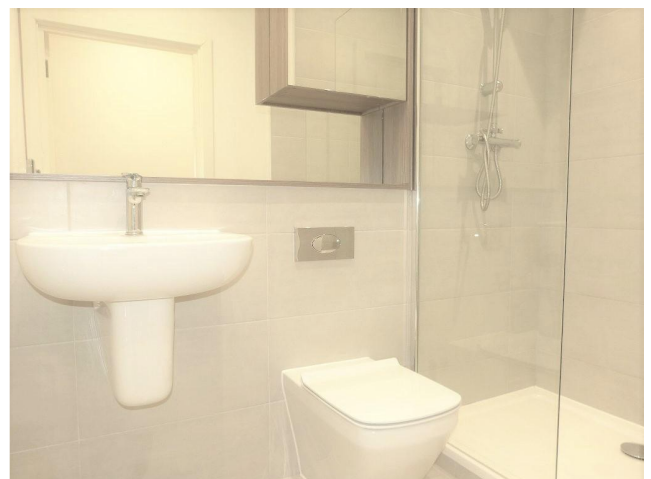
**Shower Room** - Ceramic tiled flooring, extractor fan, bathroom cabinet with electric shaver point and a heated towel rail. Three-piece shower-room suite to include a fully tiled walk-in shower cubicle, hand basin, back to wall low level W.C. and fully tiled walls and splashbacks.

## Exterior

**Outside** - Secure underground parking with keypad entry

**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.

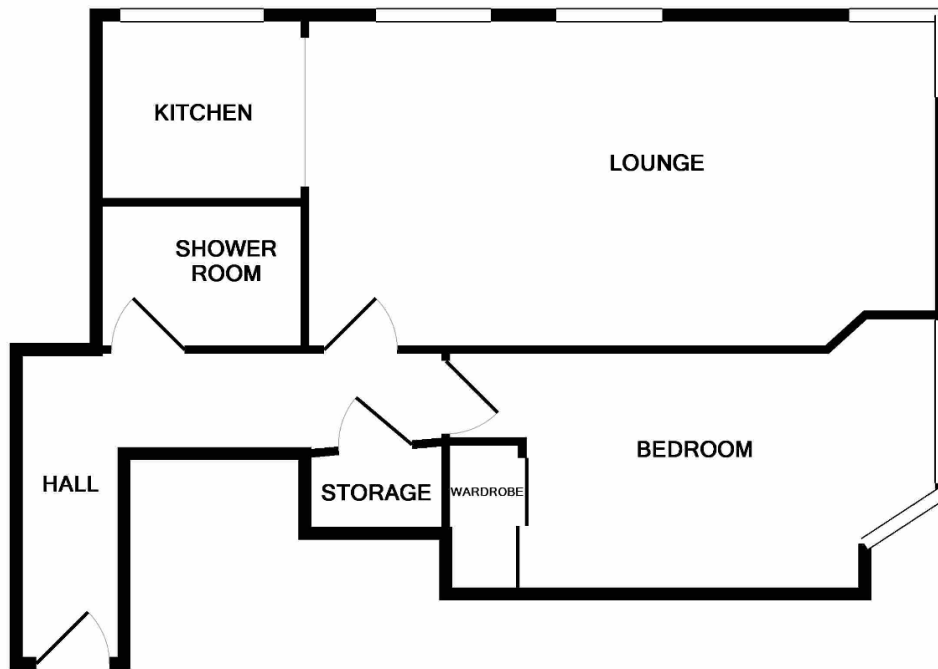
The village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The



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.





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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