

2 Bed Maisonette

Guide Price  
**£280,000**



## **Pennine Way UB3 5LJ**

SOLD BY CHARRISON DAVIS / SIMILAR PROPERTIES

REQUIRED: A real opportunity to acquire a much larger than average 2 bedroom maisonette with tremendous potential and 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.

Realistically priced to reflect that major updating and redecoration is required this ground floor property features a spacious lounge, kitchen, good size double bedrooms, 2 large storage cupboards and a shower-room. fitted bathroom.

PLEASE NOTE: SHOWER ROOM AND KITCHEN NEED REPLACEMENT

The property is available with no upper chain and other benefits include double glazed windows, gas central heating, long lease and residents permit parking.

## **Accommodation**

2 Bed Garden Maisonette

**NEEDS COMPLETE  
RENOVATION**

Tremendous Opportunity /  
Potential

Gas Central Heating /  
Double Glazing

Spacious Accommodation

952 Year Lease

No Upper Chain

EPC Rating C / Leasehold

## Ground Floor

**Entrance** - uPVC front door. Adjacent storage cupboard

**Hall** - Wood laminate flooring and radiator.

**Shower Room** - 6' 10" x 5' 6" (2.1m x 1.7m) Ceramic tiled flooring and radiator. Three-piece shower room suite to include shower cubicle, hand basin, low level W.C. and part walls and splashbacks. Frosted double glazed window.

**Kitchen** - 9' 6" x 6' 2" (2.9m x 1.9m) 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, plumbing for dishwasher and part tiled walls and splashbacks. Double glazed window to aspect

**Lounge** - 17' 4" x 10' 9" (5.3m x 3.3m) Fitted carpet and radiator. Double glazed window to front aspect

**Bedroom 1** - 11' 1" x 10' 5" (3.4m x 3.2m) Fitted wardrobe and a radiator. Double glazed window to rear aspect.

**Bedroom 2** - 9' 6" x 9' 2" (2.9m x 2.8m) Built in cupboard and a radiator. Double glazed door to garden and double glazed window to rear aspect



## Exterior

**Rear Garden** - Partly covered private rear garden mainly laid to patio

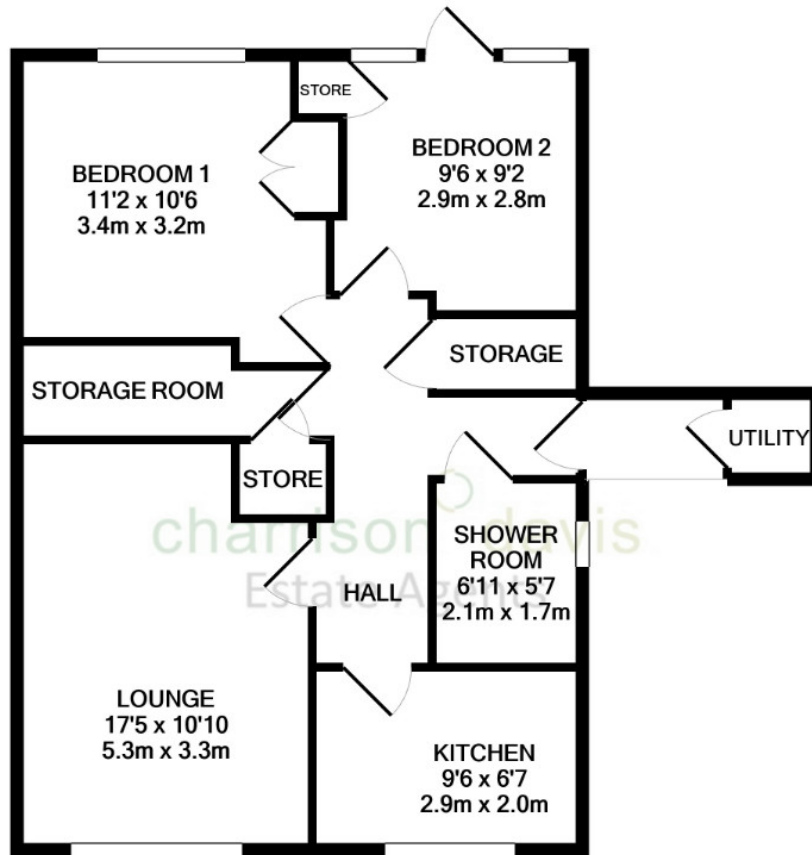
**Front Garden** - Mainly laid to lawn

**Tenure** - Leasehold: 999 years from 29 September 1982 (to be confirmed by Vendors solicitor)

Service Charge: To be confirmed by Vendors solicitor

Ground Rent : Peppercorn

**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.



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		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	76
(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, Scotland & 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>			
(69-80) <b>C</b>		73	77
(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, Scotland & Wales	EU Directive 2002/91/EC		