



## Brendon Close UB3 5NH

**MODERN STUDIO / CONVENIENT POPULAR LOCATION:** This first floor studio apartment is situated in an extremely popular location in the heart of Harlington near shops, bus routes to the Bath Road and London Heathrow Airport and with easy access to the M4/M25 motorway networks. Hayes and Harlington and West Drayton train stations (Crossrail due 2022) are also only a short drive away.

This first floor apartment features a communal entrance with new entry phone system, studio area with mirrored built in wardrobe, modern fitted kitchen, three piece bathroom suite and large loft area.

Other benefits include double glazed windows, communal parking and well kept communal grounds.

Not to be missed.

## Accommodation

Studio Apartment

First Floor

Well Presented

Modern Fitted Kitchen

Three-Piece Bathroom

No Upper Chain

Large Loft Area

EPC Rating D / Leasehold

## First Floor

**Studio Room** - Fitted carpet, electric wall mounted heater and double glazed bay window with storage seat.

**Kitchen** - Tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, electric hob, extractor fan hood, electric oven, space for fridge/freezer, plumbing for washing machine and splashbacks. Double glazed window to aspect

**Bathroom** - Tiled flooring and wall mounted heater. Three-piece bathroom suite to include a panel enclosed bath, wall hand basin with storage under, low level W.C. and tiled walls. Frosted double glazed window.

**Fitted Wardrobes** - Mirrored sliding doors with storage.

**Loft Area** - Large storage space.

## Exterior

**Outside** - Well kept communal gardens.

**Tenure** - Leasehold: Approximately 120 years (less 1 day) from 25 March 1983 years although Vendors solicitor will confirm exact term remaining.

**Service Charge:** £900.00 per annum to include buildings insurance although Vendors solicitor will confirm exact charges levied.

**Ground Rent:** £50.00 per annum (to be confirmed by Vendors solicitor)

**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.



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.

**Council Tax - B.**

FIRST FLOOR  
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA: 271 sq.ft. (25.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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		79   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		