

## Bath Road UB3 5AY

### STUNNING APARTMENT /EXCELLENT TRANSPORT LINKS:

Completed to a high standard 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 is only a bus ride away.

This stunning property features an entryphone system, entrance hall, double bedroom with fitted wardrobes with sliding doors, quality shower-room with walk-in shower with glass screen, Living area plus with fitted kitchenette 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
- \* Council Tax Band B

## Accommodation

One Bedroom Ground Floor Apartment

Unfurnished

Quality Fitted Shower-Room

Excellent Transport Links

Kitchen / Open Plan Lounge

Perfect For Bath Road / Heathrow

EPC Rating D

## Ground Floor

**Entrance** - Ground floor communal entrance with secure entryphone system.

**Lounge** - 19' 0" x 9' 6" (5.8m x 2.9m) Laminate flooring, double glazed large window, electric radiator.

**Kitchen** - Laminate flooring, fitted eye and base level units, oven, electric hob, extractor hood, single drainer sink unit.

**Bedroom** - 13' 1" x 9' 6" (4m x 2.9m) Laminate flooring, electric radiator, built-in wardrobe, double glazed large window.

**Shower Room** - Three-piece bathroom suite to include a spacious enclosed shower unit, hand basin, low level W.C. and part tiled walls and splashbacks.



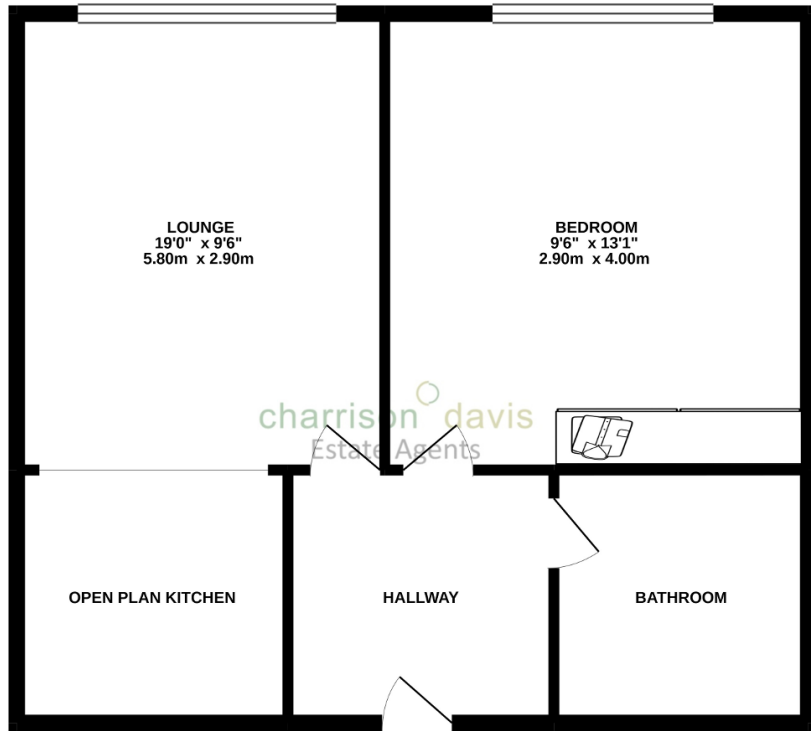
## Exterior

**Outside** - Residents and visitors numbered 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 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.

GROUND FLOOR



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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55   D	55   D
39-54	E		
21-38	F		
1-20	G		