



Pembury Court UB3 5ER

SPACIOUS 2 DOUBLE BED MAISONETTE / INVESTMENT PROPERTY: A much larger than average and extremely well presented 2 bedroom maisonette very conveniently located near bus routes to the Bath Road, Hayes & Harlington mainline station to Paddington (Crossrail due 2022) and London Heathrow Airport.

Offering real spacious accommodation this split level property is also within easy walking distance of Harlington's shopping facilities and William Byrd school. The M4/M25 networks only a short drive away.

Features include a spacious lounge with private balcony, fitted kitchen with some appliances, superb fully tiled bathroom and good size double bedrooms.

Other benefits include residents permit parking, private garden, double glazed windows and gas central heating.

Accommodation

2 Bedrooms

Split Level Maisonette

Large Lounge

Gas Central Heating /
Double Glazing

Private Rear Garden

Garage

Long Lease

EPC Rating D / Leasehold

Ground Floor

Entrance - uPVC door.

Stairs to first floor

First Floor

First Floor Landing - Wood laminate flooring, built in cupboard and a radiator.

Bathroom - 7' 6" x 4' 7" (2.3m x 1.4m) Tiled floor and a towel radiator. Three piece bathroom suite to include a panel enclosed bath with mixer tap, back to wall low level W.C. and a hand basin on storage unit. Frosted double glazed window.

Kitchen - 10' 5" x 6' 6" (3.2m x 2m) Wood laminate flooring, radiator and wall mounted gas central heating boiler. Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, electric oven, integrated fridge/freezer, washing machine and part tiled walls and splashbacks. Double glazed window to rear aspect

Lounge - 15' 1" x 10' 5" (4.6m x 3.2m) Wood laminate flooring and a radiator. Double glazed windows to side and front aspects and double glazed door to private balcony

Stairs to second floor

Second Floor

Landing - Parquet flooring, two built in storage spaces and a loft hatch

Bedroom 1 - 15' 1" x 10' 5" (4.6m x 3.2m) Parquet flooring and radiator. Double glazed window to front aspect.

Bedroom 2 - 12' 9" x 10' 5" (3.9m x 3.2m) Parquet flooring and radiator. Two double glazed windows to rear aspect

Exterior

Outside - Private garden and residents permit parking

Tenure - Leasehold: Approximately 117 years although Vendors solicitor will confirm exact term remaining.

Service Charge: Vendors solicitor will confirm exact charges



levied.

Ground Rent: To be confirmed by Vendors solicitor

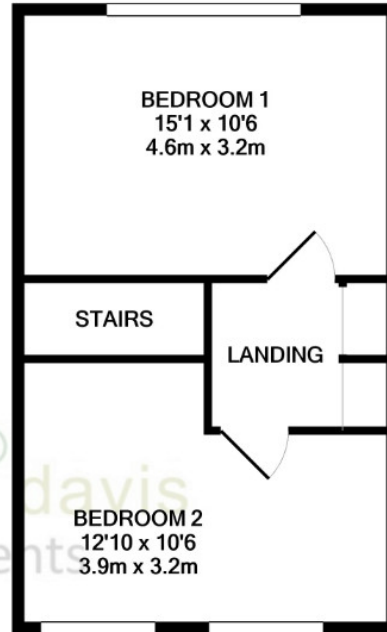
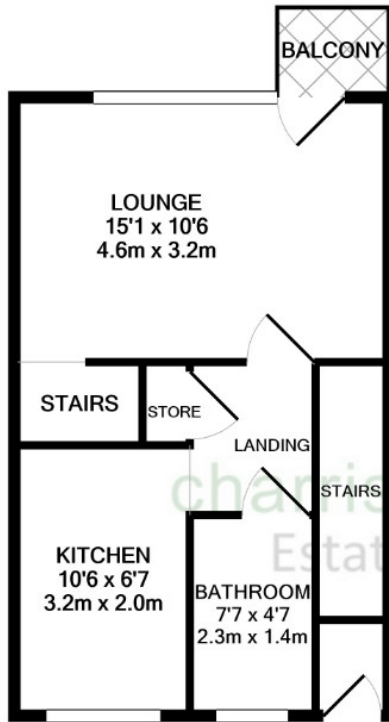
About Harlington - Harlington is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport. The district adjoins Hayes to the north and shares a railway station with the larger district, which is its post town, on the Great Western Main Line to Paddington. The 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.

Garage -





TOTAL APPROX. FLOOR AREA 720 SQ.FT. (66.9 SQ.M.)

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
 Made with Metropix ©2020

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		