

2 Bed Flat

£1,350 per month



High Street UB3 5DL

EXQUISITE APARTMENTS Charrison Davis are proud to market this 2 Bedroom Apartment. This exquisite property is finished to a high standard with fully fitted bathroom and kitchen, secure entry phone system to the building, Juliette balconies and modern finish.

Located in Harlington Village the property has excellent transport links being located a short walking distance from the Bath Road. Also with the M4 and M25 Motorways a short drive and relatively easy access to London underground and over ground services.

Viewings are Highly Recommend.

- * Minimum Tenancy 6 Months
- * Deposit £1,350
- * Council Tax Band C

Accommodation

2 Bedroom Apartments

Fourth Floor

Superb Fitted Kitchen and Bathroom

Excellent Transport Links

Highly Sought After Location

Secure Entry Phone

Available Immediately

EPC Rating B

Ground Floor

Entrance - Secure entry phone access to communal stairwell.

Third Floor

Hall - Laminate flooring and storage cupboard.

Living Room - 19' 8" x 11' 9" (6m x 3.6m) Laminate flooring, radiator and double doors to Juliette balcony.

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

Bedroom 1 - 12' 1" x 11' 9" (3.7m x 3.6m) Laminate flooring, radiator and double glazed window.

Bedroom 2 / Study - 12' 1" x 9' 4" (3.7m x 2.85m) Laminate flooring, radiator and double glazed window.

Bathroom - 6' 6" x 9' 10" (2m x 3m) Three-piece bathroom suite to include a panel enclosed bath, shower, hand basin, low level W.C. and fully tiled walls and floors.

Exterior

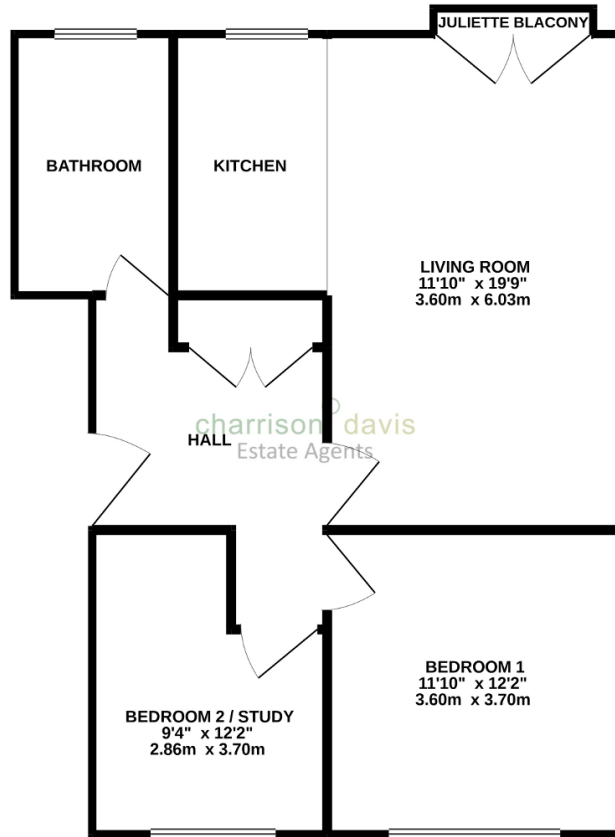
Communal Grounds - Laid to lawn with bin stores.

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 2021. 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.



THIRD FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.4 sq.m.) approx.

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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		