

1 Bed Flat

£1,150 per month



## Acorn Grove UB3 5JH

**SIMPLY SUPERB 1 BEDROOM FLAT/ CONVENIENT LOCATION:**  
Second floor 1 bedroom apartment in popular modern development near Heathrow Airport and the Bath Road and with easy access to the M4/M25 motorway networks. Hayes and Harlington train station and Hatton Cross tube station (Piccadilly Line) are also only a short drive away.

This well laid out apartment is set in well kept communal grounds and features fitted carpet, a communal hallway with entryphone system and access to the loft, fitted kitchen with electric hob, electric oven, extractor fan and fridge freezer. Spacious living room, fitted wardrobe in double bedroom and a fitted bathroom room.

- \* Minimum Tenancy 6 Months
- \* Deposit £1,200
- \* Council Tax Band B

## Accommodation

Second Floor 1 Bedroom  
Flat

Convenient Location

Spacious Lounge

Available 14th April 2024

Assigned Parking Bay

EPC Rating C

## Ground Floor

**Entrance** - Communal entrance with entryphone system. Carpeted stairs to upper floors.

## Second Floor

**Entrance Hall** - Carpet flooring, entryphone handset, electric radiator, access to the loft.

**Lounge** - 14' 1" x 10' 9" (4.3m x 3.3m) Carpet flooring, electric radiator, front aspect secondary glazing.

**Bedroom** - 10' 9" x 8' 10" (3.3m x 2.7m) Carpet flooring, electric radiator, built-in wardrobe, secondary glazed window to front aspect.

**Kitchen** - 5' 6" x 8' 0" (1.7m x 2.45m) Ceramic tiled flooring, washing machine, fridge freezer, electric hob and oven, electric cooker hood, single drainer sink unit, range of base and eye level units, extractor fan.

**Bathroom** - 5' 10" x 6' 10" (1.8m x 2.1m) Ceramic tiled flooring, tiled splashback, extractor fan. Three-piece bath suite to include a enclosed bath with electric shower, pedestal hand basin, low level W.C and chrome towel rail.



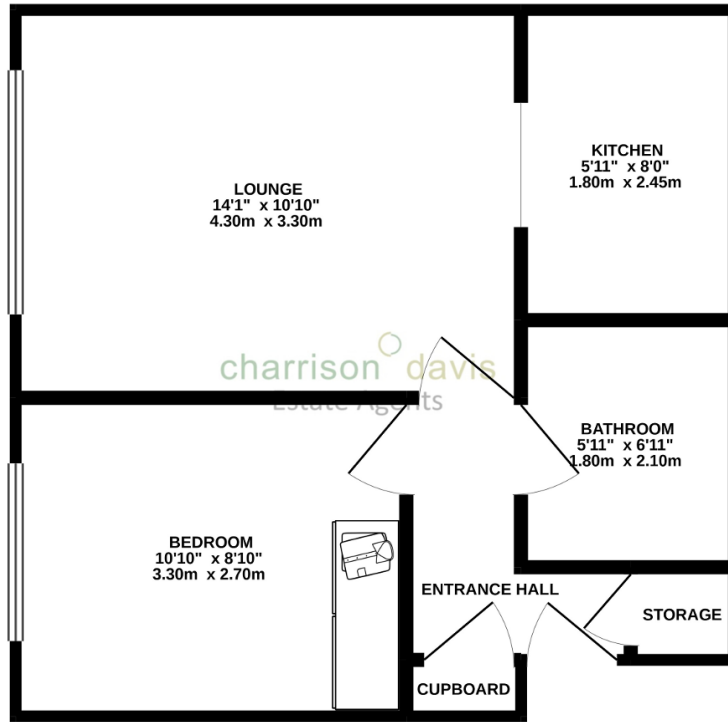
## Exterior

**Outside** - Well kept communal gardens. Residents 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 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  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 382 sq.ft. (35.5 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		83   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		