



## Pembury Court UB3 5ER

**CASH BUYERS ONLY / LOW LEASE:** This split level 2 bedroom maisonette comprises of a lounge, kitchen, good size double bedrooms, bathroom, storage cupboard, front garden and parking to the rear. Other benefits include no service charges, double glazed windows, gas central heating and residents permit parking.

The property is situated within walking distance of Harlington village centre with its shopping facilities, William Byrd school and bus routes. The Bath Road, London Heathrow Airport, the M4/M25 networks and Hayes mainline station to Paddington (Crossrail due 2022) are also only a short drive away.

## Accommodation

2 Double Bedroom  
Maisonette

Spacious Accommodation

Ideal Rental Investment

No Service Charges / No  
Upper Chain

Popular High Street  
Location

99 years from 29  
September 1960

EPC Rating D

## Ground Floor

**Entrance** - uPVC front door into hall

## First Floor

**Living Room** - 11' 1" x 14' 9" (3.4m x 4.5m) Fitted carpet and a radiator. Double glazed window and door to balcony.

**Kitchen** - 11' 1" x 6' 2" (3.4m x 1.9m) Tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, electric hob, extractor fan hood, electric oven, space for fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window to rear aspect

**Bathroom** - Three-piece bathroom suite to include a panel enclosed bath with shower mixertaps, hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.

## Second Floor

**Bedroom 1** - 7' 10" x 14' 9" (2.4m x 4.5m) Fitted carpet and a radiator. Double glazed window to front aspect.

**Bedroom 2** - 10' 2" x 14' 9" (3.1m x 4.5m) Fitted carpet, fitted wardrobes and a radiator. Two Double glazed windows to rear aspect.

## Exterior

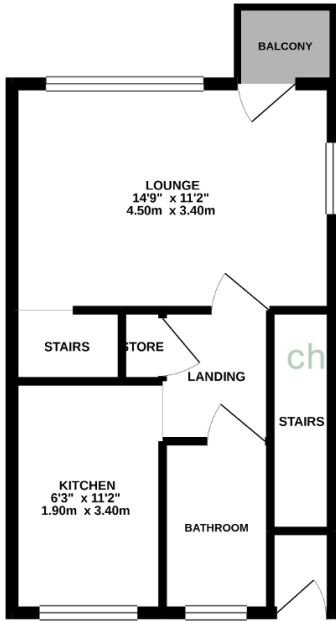
**Outside** - Private garden with shed

**Tenure** - Leasehold - 99 years from 29 September 1960

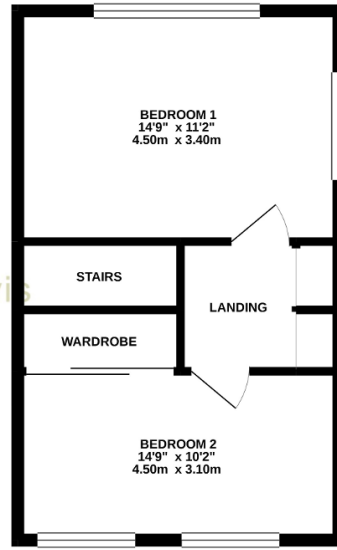
**About Harlington** - Harlington is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport. The district adjoins Hayes to the north and shares a railway station with the larger district, which is its post town, on the Great Western Main Line to Paddington.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



1ST FLOOR



2ND 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		71   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		