



## David Close UB3 5AE

**MODERN 1 BED APARTMENT / AVAILABLE IMMEDIATELY:** This well laid out apartment is set in well kept communal grounds and features a communal hallway, entrance hall, fitted kitchen with appliances, spacious living room, fitted wardrobes in double bedroom and a fitted bath room.

Recently redecorated and fully furnished this superb 1 bedroom apartment is available and ready to move into immediately and overlooks open fields to the rear and is located in a popular modern development near London Heathrow Airport and the Bath Road (A4) and offers 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.

Other benefits include entry-phone system, double glazed windows, gas central heating, residents and visitors permit parking. Fully furnished option available.

- \* Minimum Tenancy 6 Months
- \* Deposit £1,100
- \* Council Tax Band C

## Accommodation

Modern 1 Bed Apartment

Perfect For Bath Road /  
Heathrow Airport

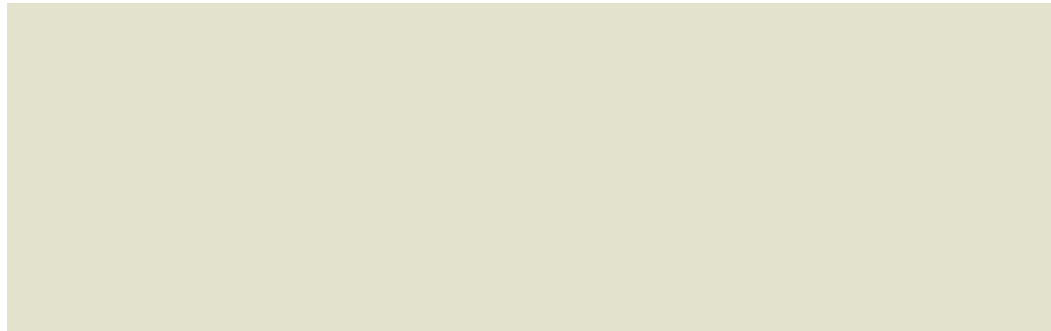
Gas Central Heating /  
Double Glazing

Resident + Visitor Permit  
Parking

Fitted Kitchen + Appliances

Available Immediately

EPC Rating C



## Ground Floor

**Communal entrance** - Communal entrance with fitted carpet and entryphone system.

## Second Floor

**Hall** - Wood laminate flooring, entryphone handset and a radiator.

**Bedroom** - 8' 6" x 12' 5" (2.6m x 3.8m) Wood laminate flooring, fitted wardrobes with sliding mirrored doors and a radiator. Double glazed window to front aspect.

**Lounge** - 15' 4" x 10' 2" (4.7m x 3.1m) Wood laminate flooring, dining table, 4 chairs and a radiator. Double glazed window to rear aspect.

**Kitchen** - 9' 10" x 5' 2" (3m x 1.6m) Vinyl flooring, built in storage cupboard, combination boiler and a radiator. Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, stainless steel extractor fan hood, electric oven, fridge, washing machine and part tiled walls and splashbacks. Double glazed window to rear aspect

**Bathroom** - Vinyl flooring, extractor fan and radiator. Three-piece bath room suite to include a panel enclosed bath with shower mixer tap, pedestal hand basin, low level W.C. and tiled walls and splashbacks.



## Exterior

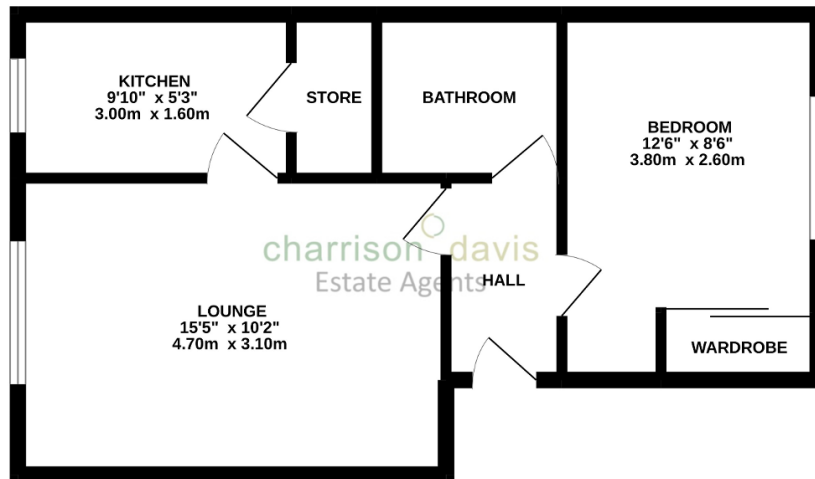
**Outside** - Well kept communal garden and residents permit parking

PERMIT PARKING: Permit parking is in operation in this area. Please ask for further details.

**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  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 441 sq.ft. (41.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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	74   C	77   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		