



## Windsor Park Road UB3 5JD

\*\*\* 0% STAMP DUTY PAYABLE FOR FIRST TIME BUYERS \*\*\*

**CUL-DE-SAC NEAR BATH ROAD / 1 BEDROOM:** This spacious 1 bedroom flat is situated perfectly for the Bath Road giving easy access to London Heathrow Airport and the Parkway and connection to the M4/M25 motorway network. Hayes & Harlington mainline station to Paddington is a short drive away.

This first floor property features a spacious living room, fitted kitchen, one double bedroom and fitted bathroom.

Other benefits include double glazed windows, gas central heating, easy well kept communal garden and allocated residents parking.

Highly Recommended.

## Accommodation

First Floor Flat

Allocated Parking

Cul-de-sac Location

Gas Central Heating

No Upper Chain

900+ year lease

EPC Rating C / Leasehold

## Ground Floor

**Ground Floor Entrance Lobby** - Communal entrance hall with staircase to first floor.

## First Floor

**Entrance Hall** - Front door opening into hallway, storage cupboard, doors to Living Room, Bathroom and Bedroom.

**Living Room** - 15' 4" x 10' 2" (4.7m x 3.1m) Laminate flooring, double glazed window to rear aspect and a radiator.

**Kitchen** - 7' 2" x 7' 6" (2.2m x 2.3m) Range of eye and base level units, electric hob and oven, single drainer stainless steel sink with mixer tap, plumbing for washing machine, fridge freezer, double glazed window to rear aspect, tiled splash back, tiled flooring.

**Bedroom** - 8' 10" x 10' 2" (2.7m x 3.1m) Fitted carpet, double glazed window to front aspect and a radiator.

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



## Exterior

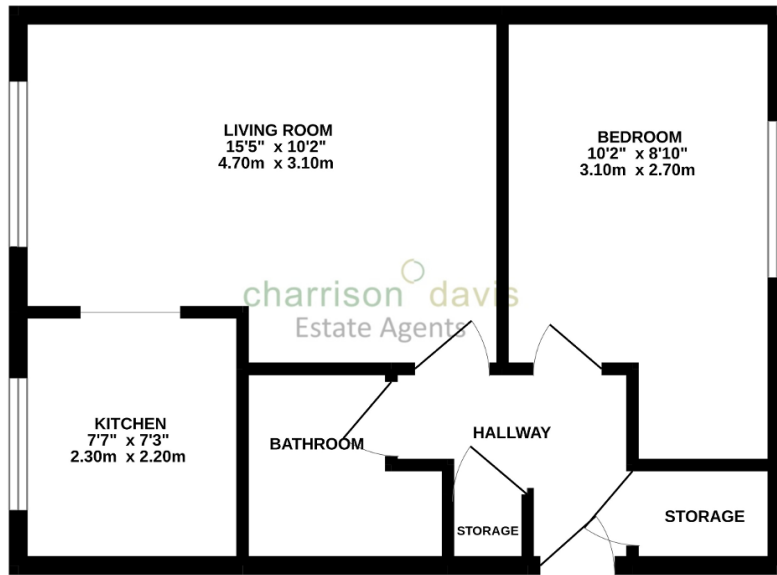
**Tenure** - Leasehold: Approximately 959 years although Vendors solicitor will confirm exact term remaining.

**Service Charge & Ground Rent:** Approximately £53.33 per calendar month to include buildings insurance although Vendors solicitor will confirm exact charges levied.

**Council Tax** - C

**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.

FIRST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA - 410 sq.ft. (38.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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	75   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		