



## Elm View House Shepiston Lane UB3 1LY

**POPULAR CONVENIENT LOCATION:** A well kept Studio apartment in popular modern development near London Heathrow Airport with real easy access to the M4/M25 motorway networks. Hayes town centre, Hayes and Harlington and West Drayton train stations are also only a short drive away.

This well laid out ground floor apartment is set in well kept communal grounds and features an entryphone system into communal hallway, fully fitted kitchen, fully fitted bathroom and good sized studio area.

Other benefits include double glazed windows, electric heating and residents parking.

## Accommodation

Ground Floor Studio

Convenient Location

Spacious Studio Room

Electric Heating

Double Glazing

Easy Access to  
M4/Heathrow

EPC Rating C / Leasehold

## Ground Floor

**Hall** - Carpet flooring, built-in wardrobe, entryphone handset, boiler cupboard, fuse box.

**Bathroom** - Vinyl flooring, Panel enclosed bath with electric shower over, low level W/C, pedestal hand basin, heated towel rail, tiled splashbacks.

**Studio Room** - 15' 7" x 13' 1" (4.75m x 4m) Carpet flooring, electric heater, carbon dioxide alarm, double glazed sliding door to communal garden.

**Kitchen** - 7' 0" x 6' 0" (2.15m x 1.85m) Vinyl flooring, washing machine, electric hob and oven, electric cooker hood, undercounter fridge freezer, single drainer sink unit, tiled splashbacks, range of base and eye level units and double glazed window to rear aspect.



## Exterior

**Tenure** - Leasehold: New lease on completion.

Service Charge: Approximately £705.08 every 6 months to include buildings insurance although Vendors solicitor will confirm exact charges levied.

Ground Rent: £75.00 every 6 months (to be confirmed by Vendors solicitor)

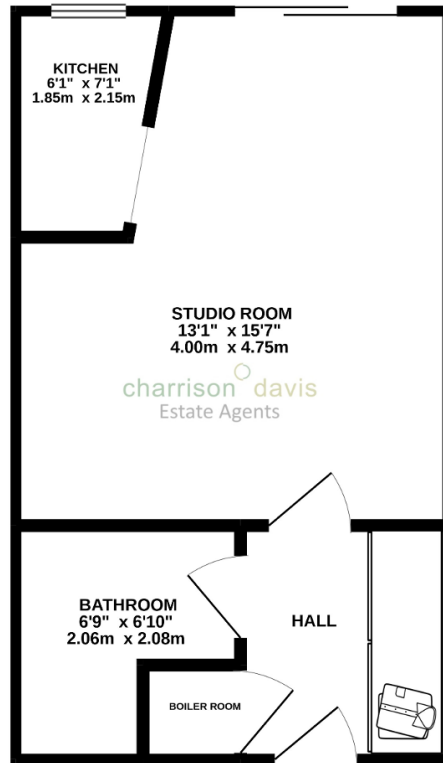
**Council Tax** - B

**Outside** - Well kept communal garden, bin storage area and residents parking

**About Hayes** - Hayes is a town in west London. Historically in Middlesex, Hayes became part of the London Borough of Hillingdon in 1965. Hayes has an abundance of retail parks, shopping centres and a modern leisure centre with swimming pool completed in 2010. Stockley Business Park and Championship Golf course, set in 240 acres of rolling countryside, border Hayes to the west.

The district adjoins Harlington which borders London Heathrow Airport to the south and shares a railway station with the smaller district on the Great Western Main Line to Paddington. The Crossrail project linking 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.

GROUND FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 299 sq.ft. (27.8 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		
69-80	C	72   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		