



High Street UB3 5EP

ONE BED APARTMENT / AVAILABLE IMMEDIATELY: This well laid out first floor apartment is set in well-kept communal grounds and features a communal hallway, entrance hall, open plan fitted kitchen with appliances, fitted wardrobe in double bedroom and a fitted four-piece bathroom.

This superb 1 bedroom apartment is available immediately and is located in a popular development near London Heathrow Airport and the Bath Road (A4) and offers easy access to the M4/M25 motorway networks. Hayes and Harlington (Elizabeth Line) station and Hatton Cross tube station (Piccadilly Line) are also only a short drive away.

Other benefits include entry-phone system, double glazed windows, electric heating and residents and visitors parking.

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

Accommodation

First Floor 1 Bedroom
Apartment

Available Immediately

Convenient Popular
Location

Fully Refurbished

Quality Fitted Bathroom

Well Presented Throughout

EPC Rating E

First Floor

Hallway - Fitted carpet.

Open plan Lounge/ Kitchen - 15' 8" x 10' 9" (4.8m x 3.3m)

Fitted carpet, electric heater and double glazed window.

Kitchen Area: Wood laminate 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, washing machine and part tiled walls and splashbacks..

Bedroom - 11' 9" x 7' 2" (3.6m x 2.2m) Fitted carpet, fitted wardrobe, electric heater and double glazed window.

Bathroom - Tiled flooring. Four-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C., shower cubicle and part tiled walls and splashbacks. Frosted double glazed window.



Exterior

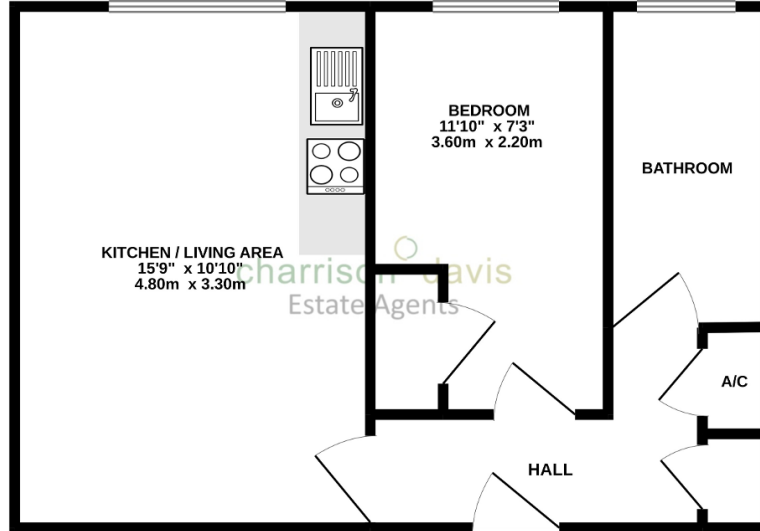
Allocated Parking - Parking space.

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. The village High Street is also home to the Harlington Locomotive Society and West London Models.

The earliest surviving mention of Harlington appears to be in a 9th-century charter in which land at Botwell in Hayes was said to be bounded on the west by "Hygeredington" and "Lullinges" tree. The first of these must be Harlington; the second has not been identified. The boundary between Hayes and Harlington, which may have been defined by the date of this charter, was later marked by North Hyde Road and Dawley Road.

FIRST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 369 sq.ft. (34.3 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.
 Made with Metrepro ©2022

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		