



Orchard Court The Island UB7 0ES

POPULAR ISLAND LOCATION / ONE BEDROOM: Charrison Davis are pleased to bring to the market this one bedroom first floor maisonette situated on Longford's popular island. Situated near the old Bath Road the property is close to local amenities and within a short drive to the M25 and M4 motorway networks.

The property comprises of an entrance hall, living room, kitchen, double bedroom and bathroom. Externally there is beautiful laid to lawn communal gardens in an island setting.

Viewing Highly Recommended.

Accommodation

One Bedroom

First Floor Maisonette

Popular Island Setting

149 Year Lease

Gas Central Heating /
Double Glazing

Leasehold / EPC Rating
TBC

Ground Floor

Entrance - UPVc front door leading to stairs to first floor.

First Floor

Living Room - 14' 1" x 13' 1" (4.3m x 4m) Carpeted, radiator and front aspect double glazed window.

Kitchen - Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, electric hob, electric oven, space for fridge/freezer, plumbing for washing machine and dishwasher, part tiled walls and splashbacks.

Bedroom - 9' 10" x 9' 6" (3m x 2.9m) Carpeted, radiator and rear aspect double glazed window.

Bathroom - Tiled flooring, three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and fully tiled walls and splashbacks.

Exterior

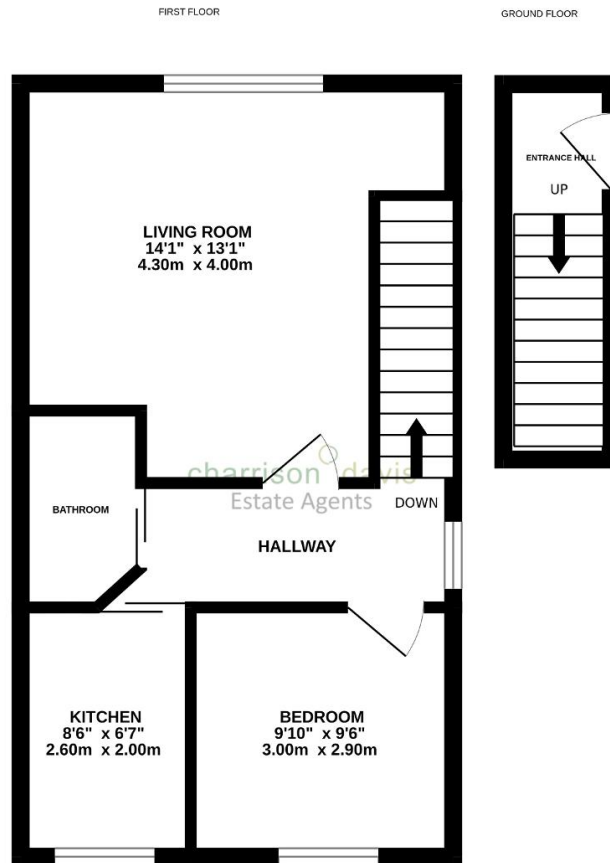
Communal Gardens - River setting, laid to lawn.

Tenure - Leasehold - 189 Years from 29 December 1983

Council Tax - London Borough of Hillingdon Band C

About Longford - Longford is a district of the London Borough of Hillingdon, on the north western perimeter of London Heathrow Airport. Longford village is a linear development astride the original Bath Road and as such close to the M25/ M4 motorway networks with the newer Junction 14 of the M25 for Terminal 5 airport roads only. There are several hotels, a McDonalds fast food restaurant and a petrol service station just on the outskirts of the Village and two Public Houses within the Village centre. The area is characterized by an historic village core and similar-sized green buffer zones and much of the land surrounding the village of Longford is within the Metropolitan Green Belt.





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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