

1 Bed Flat

**£1,150** per month



## **Frome Lodge 10 Cranford Lane UB3 5HA**

**CONVENIENT MODERN LOCATION :** A well presented 1 bedroom penthouse style apartment situated in an attractive modern development adjacent to Harlington High Street shopping facilities and bus routes to Heathrow Airport. This property is also within easy reach of both Hayes Town centre and mainline station which has frequent trains to Paddington

Internally the property boast numerous features including a fully fitted kitchen area with built in fridge, cooker and washing machine, double bedroom with built in hanging space, open plan lounge and a fitted bathroom suite with shower facility.

Available 1st August 2023 this superb property also benefits from well kept communal areas, gas central heating, double glazed windows, entryphone system and numbered allocated parking.

- \* Minimum Tenancy 6 Months
- \* Deposit £1,150
- \* Council Tax Band C

## **Accommodation**

Modern 1 Bed Apartment

Perfect For Bath Road /  
Heathrow Airport

Gas Central Heating /  
Double Glazing

Resident Parking

Fitted Kitchen + Appliances

Available 1st August 2023

EPC Rating C

## Ground Floor

**Communal Entrance** - Communal entrance with entryphone system and mail boxes. Stairs to upper floors.

## Second Floor

**Hall** - Fitted carpet, built in storage cupboard and a radiator.

**Lounge Area** - 16' 4" x 13' 1" (5m x 4m) Fitted carpet and radiator. Double glazed skylight window

**Open Plan Kitchen Area** - 12' 9" x 5' 2" (3.9m x 1.6m) Fitted wall and base units with worktops to include a single drainer sink unit, hob, extractor fan hood, electric oven, integrated fridge/freezer and part tiled walls and splashbacks. Double glazed skylight window.

**Bedroom** - 13' 1" x 12' 5" (4m x 3.8m) Fitted carpet, built in cupboard with hanging space and a radiator. Double glazed skylight window

**Bathroom** - Ceramic tiled flooring and chrome 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. Double glazed skylight window.

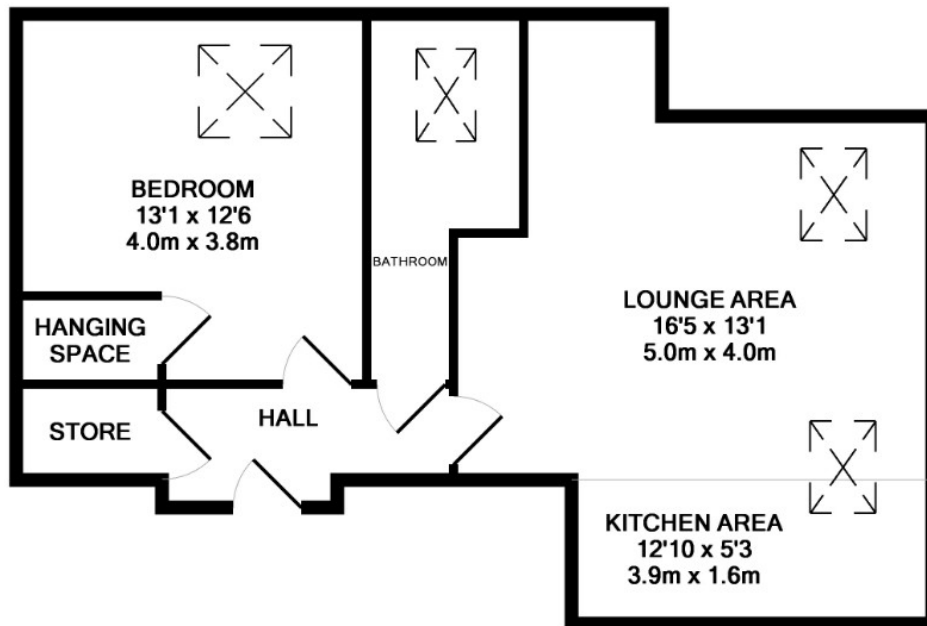
## Exterior

**Outside** - Communal garden area and numbered residents parking

**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. 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.





TOTAL APPROX. FLOOR AREA 578 SQ.FT. (53.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	77   C	77   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		