



West End Lane UB3 5LU

2 DOUBLE BED MAISONETTE / CONVENIENT LOCATION: This 2 bedroom maisonette situated within walking distance of Harlington village centre with its shopping facilities, William Byrd school and bus routes to the Bath Road and London Heathrow Airport. The M4/M25 networks and Hayes mainline station to Paddington are also only a short drive away.

This spacious property features a good size lounge, inner hall with storage cupboards, good size double bedrooms and a three-piece bathroom.

Other benefits include double glazed windows, gas central heating, residents permit parking and private rear garden.

Accommodation

2 Bedroom Maisonette

No Service Charge

Gas Central Heating /
Double Glazing

Double Bedrooms

Private Rear Garden

No Upper Chain

EPC Rating D / Leasehold

Ground Floor

Entrance Hall - uPVC front door in to entrance hall with stairs leading to first floor.

First Floor

Lounge - Fitted carpet, radiator and double glazed window.

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

Bedroom 1 - Fitted carpet, radiator and double glazed window.

Bedroom 2 - Fitted carpet, radiator and double glazed window.

Bathroom - Vinyl flooring and radiator. Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C., tiled walls and splashbacks. Frosted double glazed window.

Exterior

Front Garden - Off street parking

Outside rear - Mainly laid to lawn with garden shed and wood panel fencing.

Tenure - Lease - 141 years from 29 September 1997

No service charge

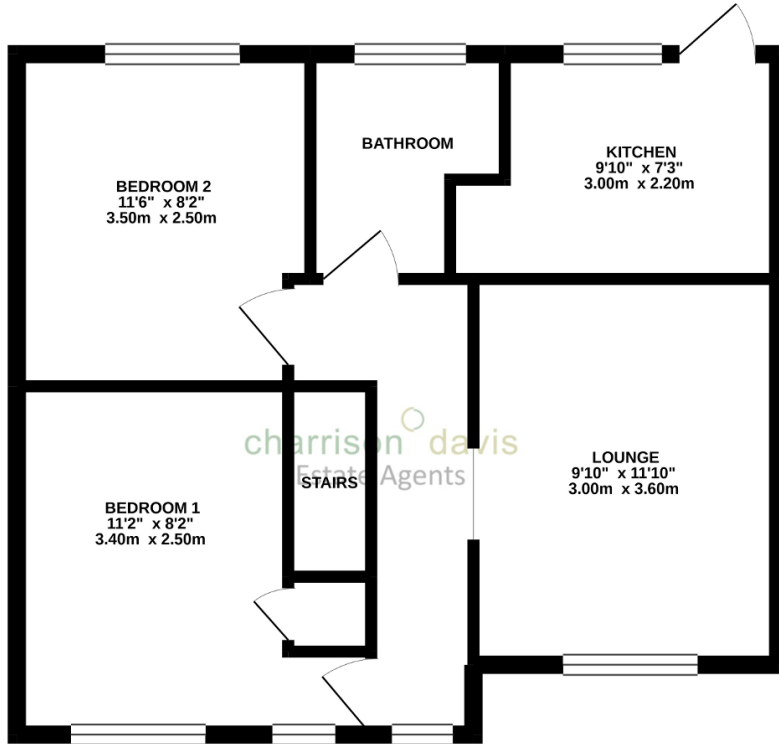
Ground Rent: TBC (to be confirmed by Vendors solicitor)

Council Tax - London Borough of Hillingdon Band 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.



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 522 sq ft. (48.5 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		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		