charrison davis

Estate Agents and Property Consultants

www.charrisondavis.co.uk

Ground Floor Studio

£900 per month

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 unfurnished ground floor apartment is set in well kept communal grounds and features an entryphone system into communal hallway, fully fitted kitchen with some appliances including washing machine and undercounter fridge freezer, fully fitted bathroom and good sized studio area.

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

* Minimum Tenancy 6 Months
* Deposit £900
* Council Tax Band B

Accommodation

Ground Floor Studio

Convenient Location

Spacious Studio Room

Fitted Kitchen + Appliances

Easy Access to M4/Heathrow

EPC Rating C

Ground Floor

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

Bathroom - ***6' 9" x 6' 9" (2.06m x 2.08m)*** 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

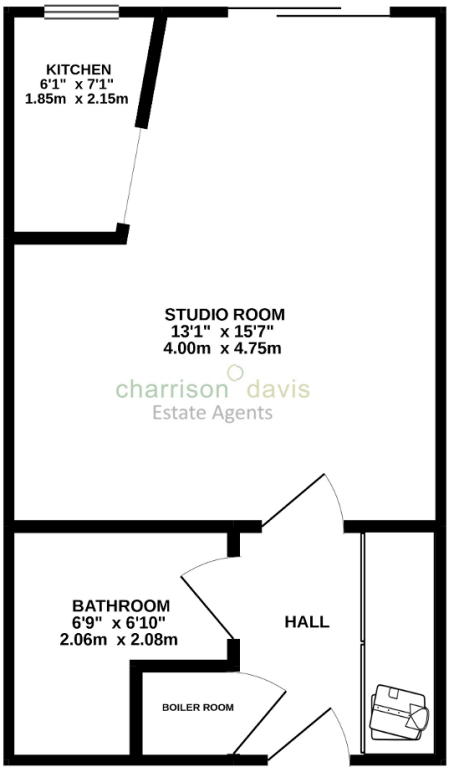
About Hayes - Hayes is a town in west London. Historically in Middlesex, Hayes became part of the London Borough of Hillingdon in 1965. Hayes has an abundance of retail parks, shopping centres and a modern leisure centre with swimming pool completed in 2010. Stockley Business Park and Championship Golf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

The Uxbridge Road runs directly through the centre of Hayes to Shepherds Bush and the town offers other excellent transport links with the M4/M25 motorway networks being linked via The Hayes-By-Pass to the A40(M) into Central London and M40 to Birmingham.
Hayes has a long history. The area appears in the Domesday Book of 1086. Landmarks in the area include the Grade II listed Parish Church, St Mary's - the central portion of the church survives from the twelfth century and it remains in use (the church dates back to 830 A.D.)- and Barra Hall, a Grade II listed manor house. The town's oldest public house - the Adam and Eve, on the Uxbridge Road - though not the original seventeenth-century structure, has remained on the same site since 1665.

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

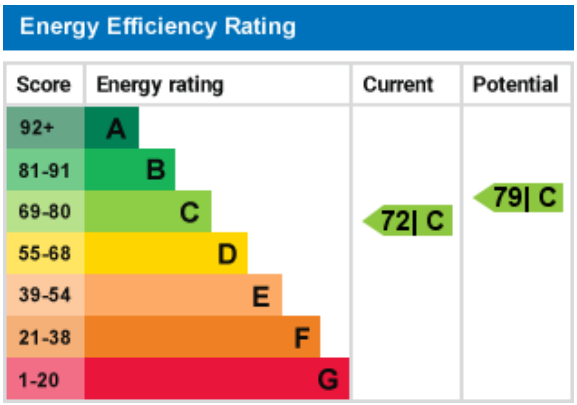
Floorplans

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.
Made with Metropix ©2021



Charrison Davis Estate Agents
208 Manor Parade, High Street, Harlington, Middlesex, UB3 5DS

Telephone: 020 8897 1688
Email: info@charrisondavis.co.uk
Web: www.charrisondavis.co.uk