

2 Bed Flat

£1,450 per month



## The Grays High Street UB3 5DL

**EXCELLENT LOCATION:** Charrison Davis are delighted to bring to the market a two bedroom ground floor flat 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 and Crossrail links.

This ground floor property features entrance hall, lounge, kitchen, good size bedrooms, fitted bathroom and communal rear garden.

Minimum tenancy: 6 months

Council tax band: C

Deposit: £1,450

## Accommodation

Two Double Bedroom

Ground Floor Apartment

Secure Entry Phone System

Located Close to Local Schools

Electric Heating / Double Glazing

EPC Rating D

## Ground Floor

**Entrance** - Secure entry phone access to communal stairwell.

**Hall** - Laminate flooring and storage cupboard.

**Living Room** - 15' 4" x 10' 2" (4.7m x 3.1m) Carpet flooring radiator and double glazed window to rear aspect.

**Kitchen** - 10' 2" x 6' 6" (3.1m x 2m) Tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, electric hob, electric oven, space for fridge/freezer, plumbing for washing machine and part tiled walls.

**Bedroom 1** - 10' 2" x 10' 5" (3.1m x 3.2m) Carpet flooring, radiator and double glazed window to front aspect.

**Bedroom 2** - 10' 2" x 10' 5" (3.1m x 3.2m) Carpet flooring, radiator and double glazed window to front aspect.

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



## Exterior

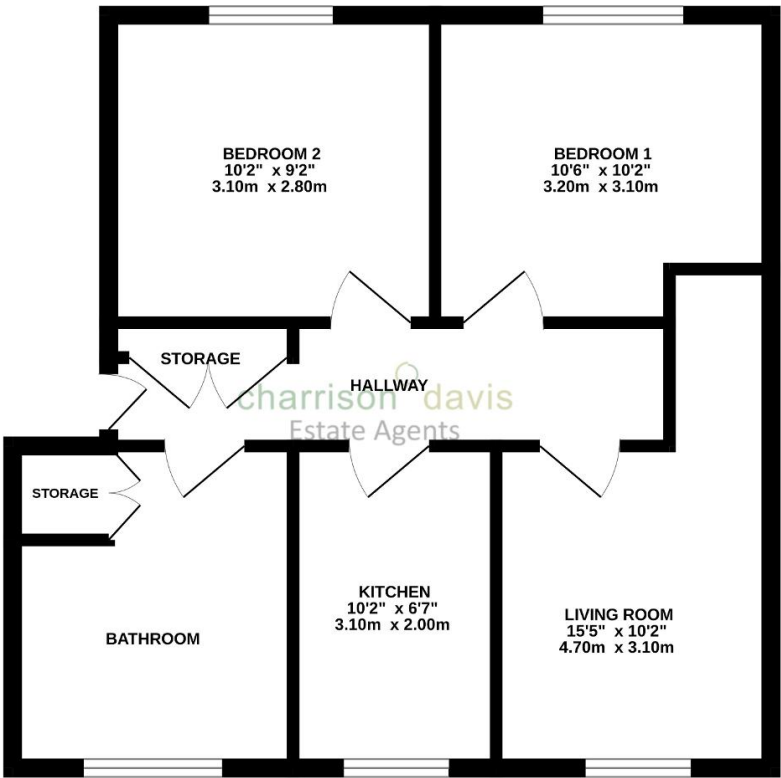
**Communal Grounds** - Laid to lawn with bin stores.

**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 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.

GROUND FLOOR



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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