

**2 Bed Ground Floor  
Maisonette**

**£1,500** per month



## **The Crescent UB3 5NB**

**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 Property is available immediately 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.

- \* Minimum Tenancy 6 Months
- \* Deposit £1,500
- \* Council Tax Band C

## **Accommodation**

**2 Bedroom Maisonette**

**Convenient Popular  
Location**

**Gas Central Heating /  
Double Glazing**

**Private Rear Garden**

**Available Immediately**

**EPC Rating D**

## First Floor

**Reception Room** - 12' 7" x 9' 10" (3.85m x 3m) Carpet flooring, radiator and double glazed window to front aspect.

**Bedroom 1** - 11' 9" x 9' 2" (3.6m x 2.8m) Carpet flooring, radiator and double glazed window to rear aspect.

**Bedroom 2** - 11' 5" x 11' 5" (3.5m x 3.5m) Carpet flooring, radiator and double glazed window to front aspect.

**Bathroom** - 4' 7" x 7' 2" (1.4m x 2.2m) Vinyl flooring, three-piece bathroom unit, panel enclosed bath, radiator, part tiled walls and double glazed window to the rear aspect.

**Kitchen** - 7' 2" x 9' 10" (2.2m x 3m) Vinyl flooring, gas hob, oven, electric hood, eye and base level units, single drainer sink unit, part tiled walls and splashbacks, window to rear aspect and door to back garden.

## Exterior

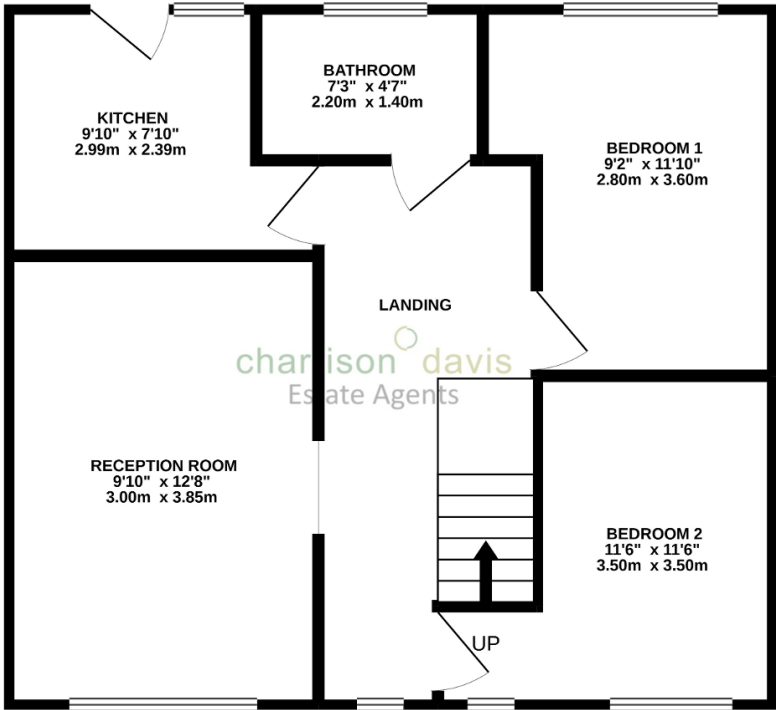
**About Harlington** - Harlington is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport. The district adjoins Hayes to the north and shares a railway station with the larger district, which is its post town, on the Great Western Main Line to Paddington.

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  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 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.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		