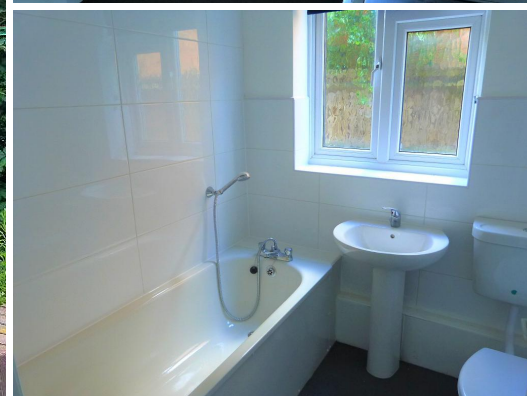


2 Bed Maisonette

£1,500 per month



Boltons Lane UB3 5BH

SIMPLY SUPERB 2 DOUBLE BED GARDEN MAISONETTE /
CONVENIENT LOCATION: Superbly presented a 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 (Crossrail due 2020) are also only a short drive away.

Offering well planned and brand new accommodation and available immediately this extremely spacious property features a newly fitted kitchen with appliances, inner hall with storage cupboard, good size double bedroom and a newly fitted 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

Spacious 2 Bed Maisonette

Available Immediately

**Perfect For Heathrow /
Bath Road**

**Gas Central Heating /
Double Glazing**

Private Rear Garden

Fitted Bathrom + Shower

EPC Rating C

Ground Floor

Entrance - uPVC front door into hall

Lounge - 18' 4" x 10' 9" (5.6m x 3.3m) Wood laminate flooring and a radiator. Double glazed doors to rear garden

Kitchen - Vinyl flooring. Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, extractor fan, electric oven, space for fridge/freezer and part tiled walls and splashbacks. Double glazed window to rear aspect

Bedroom 1 - 14' 5" x 10' 9" (4.4m x 3.3m) Fitted carpet and radiator. Double glazed window to front aspect.

Bedroom 2 - 10' 2" x 9' 2" (3.1m x 2.8m) Fitted carpet and radiator. Double glazed window to front aspect.

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



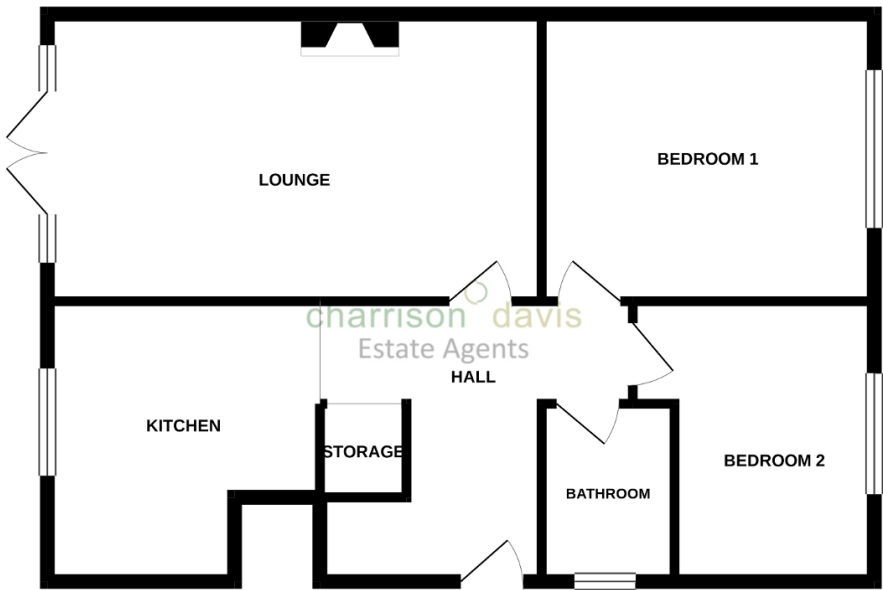
Exterior

Rear Garden - Low maintenance private rear garden. Wood panel fencing

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 is due to complete in 2019. 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.



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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