

**2 Bed Ground Floor  
Maisonette**

**£305,000**



## **West End Lane UB3 5LT**

**NO SERVICE CHARGES / TREMENDOUS POTENTIAL:** Much larger than average 2 bedroom maisonette situated within walking distance of Harlington village centre with its shopping facilities, William Byrd school and bus routes. The Bath Road, London Heathrow Airport, the M4/M25 networks and Hayes mainline station to Paddington (Crossrail due 2022) are also only a short drive away.

This ground floor property features a lounge, kitchen, good size double bedrooms and a three piece fitted bathroom with shower mixer taps and electric shower.

In need of complete updating and modernisation this property offers tremendous potential and other benefits include no upper chain, no service charges, double glazed windows, gas central heating, residents permit parking and a garage in a block.

## **Accommodation**

**Spacious 2 Bedroom  
Maisonette**

**Convenient Popular  
Location**

**Tremendous Potential**

**Double Glazing / Gas  
Central Heating**

**Large Private Rear Garden**

**No Upper Chain**

**No Service Charges**

**EPC Rating TBC /  
Leasehold**

## Ground Floor

**Entance Porch** - Part glazed front into porch. Original floor boards.

**Lounge** - 16' 4" x 12' 1" (5m x 3.7m) Original floor boards and a radiator. Double glazed window.

**Inner Hall** - Original floor boards, 3 built in cupboards and a radiator.

**Bedroom 1** - 14' 1" x 8' 10" (4.3m x 2.7m) Original floor boards and a radiator. Double glazed window.

**Bedroom 2** - 9' 2" x 8' 10" (2.8m x 2.7m) Original floor boards and a radiator. Double glazed window.

**Bathroom** - Vinyl flooring and radiator. Three-piece bathroom suite to include a panel enclosed bath with Triton electric shower (not tested), pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.

**Kitchen** - 9' 6" x 9' 6" (2.9m x 2.9m) Ceramic tiled flooring. A variety of fitted wall and base units with a pantry worktops to include a single drainer sink unit, cooker point, space for fridge/freezer, gas central heating boiler (not tested) and part tiled walls and splashbacks. Double glazed window to rear aspect and part double glazed door to garden

## Exterior

**Rear Garden** -

**Tenure** - Leasehold: 99 years from 24 June 2019 although Vendors solicitor will confirm exact term remaining.

**Service Charge**: No Service Charges although buildings insurance is required (to be confirmed by Vendors solicitor)

**Ground Rent**: To be confirmed by Vendors solicitor

**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 2020. The



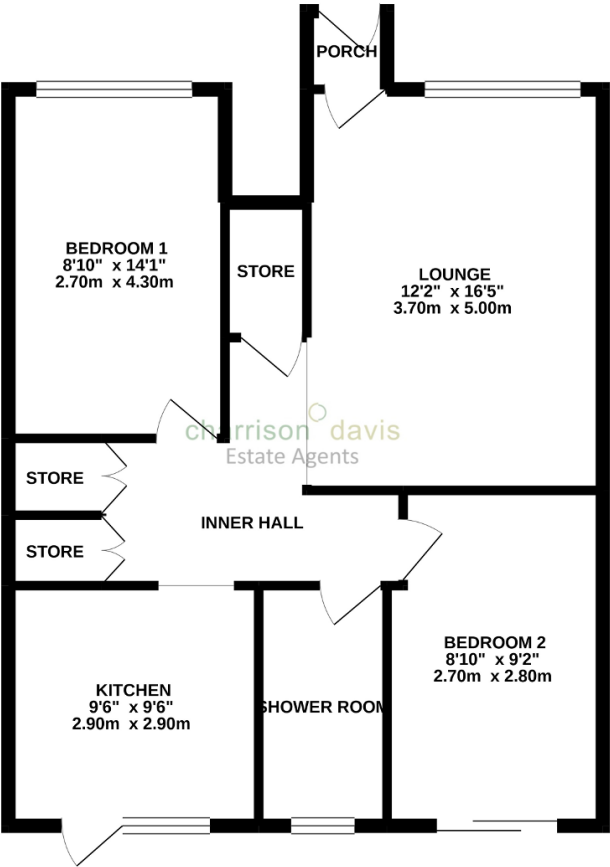


journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

The 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  
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.7 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	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		