

Studio Apartment

£925 per month



Brendon Close UB3 5NG

NEAR HEATHROW / BATH ROAD HOTELS: A well kept Studio apartment in popular modern development near Heathrow Airport and the Bath Road and with easy access to the M4/M25 motorway networks. Hayes and Harlington and West Drayton train stations (Crossrail due 2023) are also only a short drive away.

This well laid out unfurnished first floor apartment is set in well kept communal grounds and features an entryphone system into communal hallway, re-fitted kitchen with appliances, good sized studio area, storage area with hanging space, loft hatch and airing cupboard wardrobes and a fitted shower room.

Other benefits include double glazed windows, electric heating and residents parking. The property is available immediately for either a 6 or 12 month tenancy.

- * Minimum Tenancy 6 Months
- * Deposit £925
- * Council Tax Band B

Accommodation

First Floor Studio
Apartment

Available Immediately

Fitted Kitchen + Appliances

Security Entryphone
System

Double Glazed Windows

Residents Parking

EPC Rating C

Ground Floor

Entrance - Communal entrance with entryphone system. Carpeted stairs to upper floor.

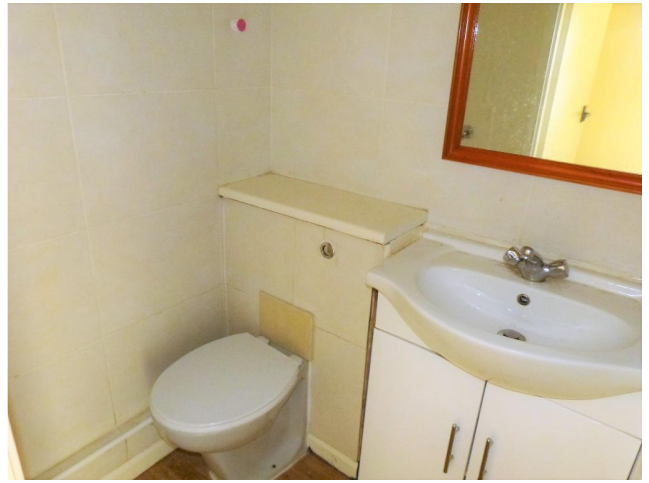
First Floor

Studio / Living Area - 14' 5" x 10' 2" (4.4m x 3.1m) Wood effect flooring, entry phone handset and a night storage heater. Double glazed window to front aspect.

Kitchen - 6' 10" x 6' 6" (2.1m x 2m) Wood effect flooring. Fitted wall and base units with worktops to include a single drainer sink unit, electric hob, concealed extractor fan, electric oven, fridge/freezer, washing machine and part tiled walls and splashbacks. Double glazed window to front aspect

Storage Area - Wood effect flooring, built in cupboard with hot water cylinder, hanging/storage space and a loft hatch.

Shower Room - Wood effect flooring and extractor fan. Three-piece shower-room suite to include a fully tiled shower cubicle with electric shower, hand basin on storage unit, back to wall W.C. and part tiled splashbacks.



Exterior

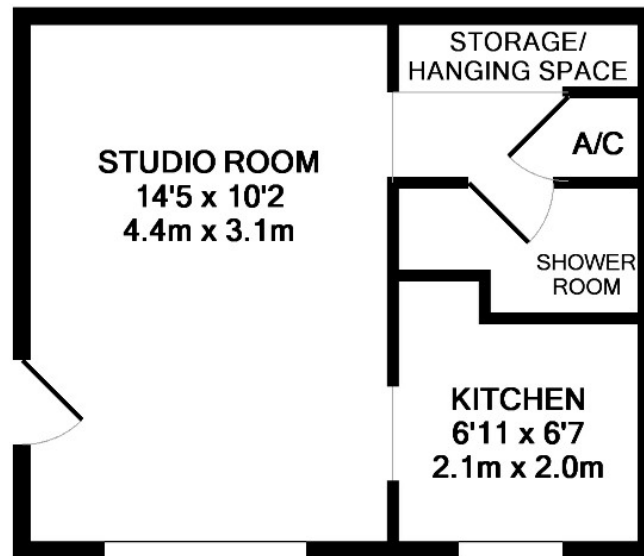
Outside - Well kept communal gardens and block paved residents parking.

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.

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.



TOTAL APPROX. FLOOR AREA 253 SQ.FT. (23.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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