



Cranford Lane UB3 5HA

FREEHOLD INVESTMENT OPPORTUNITY / SUPERB MODERN DEVELOPMENT: An real opportunity to acquire the Freehold of a modern block of 6 flats situated in a convenient location near local shops, bus routes to London Heathrow Airport, Bath Road and Hayes and Harlington mainline station to Paddington (Crossrail due 2020)

The development consists of two 2 bedroom flats with private entrances to the ground floor, two 1 bedroom flats to the first floor and a further two 1 bedroom flats to the second floor accessed at ground floor level by communal entrance with entryphone system.

When fully occupied the well maintained flats produce an annual rent of £72,000 and five are currently occupied on Statutory Periodic Assured Shorthold Tenancy Agreements. All properties feature fully fitted kitchens with integrated appliances and fitted bathrooms and benefits include gas central heating, double glazed windows and numbered allocated residents parking.

Accommodation

Freehold Investment Opportunity

6 Self Contained Flats

Quality Modern Development

Convenient For Heathrow Airport

Circa £72,000 Rent Per Annum

Extremely Well Maintained

Allocated / Visitors Parking

Ground Floor

Entrance - Communal entrance with uPVC double glazed door, entryphone system and exterior secure mail boxes. Carpeted stairs to upper floors and flats 3-6.

Private uPVC front doors to flats 1 and 2

Flat 1 - Private front door into entrance porch. Open plan lounge / fitted kitchen with integrated appliances, utility area, fitted bathroom, double bedroom with built in wardrobe and single bedroom.

Currently available for rent at £1,200 per calendar month.

Flat 2 - Private front door into entrance porch. Open plan lounge / fitted kitchen with integrated appliances, fitted bathroom, double bedroom with built in wardrobe and single bedroom. Patio garden area.

Currently rented on a Statutory Periodic ASTA at £1,200 per calendar month.



First Floor

Flat 3 - Hall, open plan lounge / fitted kitchen with integrated appliances, fitted bathroom, double bedroom with built in wardrobe and single bedroom. Patio garden area.

Currently rented on a Statutory Periodic ASTA available at £900 per calendar month.

Flat 4 - Hall, separate lounge, fitted kitchen with integrated appliances, fitted bathroom and double bedroom with built in wardrobe.

Currently rented on a Statutory Periodic ASTA at £900 per calendar month.

Second Floor

Flat 5 - Hall, open plan lounge / fitted kitchen with integrated appliances, fitted bathroom and double bedroom.

Currently rented on a Statutory Periodic ASTA at £900 per calendar month.

Flat 6 - Hall, open plan lounge / fitted kitchen with integrated appliances, fitted bathroom and double bedroom.

Currently rented on a Statutory Periodic ASTA at £900 per calendar month.

Exterior

Outside Front - Block paved parking

Block paved drive to communal garden area.

Outside Rear - Numbered residents parking bays and visitor parking. Communal patio garden area with a variety of tended shrubs and bushes.

Communal bin area, built in sensor lighting and wood panel fencing.

Tenure - Freehold.

This investment opportunity produces an annual rent of £72,000 when all flats are occupied.

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.