

**2 Bed Maisonette**

**Guide Price  
£300,000**



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

**NO SERVICE CHARGES / INVESTMENT OPPORTUNITY:** 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 with crossrail links are also only a short drive away.

This first floor property features a spacious lounge with private balcony, fitted kitchen, good size double bedrooms and a three piece fitted bathroom with shower mixer taps.

Other benefits include a 121 year lease, no service charges, double glazed windows, gas central heating, residents permit parking and a garage in a block.

## **Accommodation**

**2 Bedroom Maisonette**

**No Service Charge**

**Garage In Block / Permit Parking**

**Double Bedrooms**

**121 Year Lease**

**16ft Lounge With Private Balcony**

**No Upper Chain**

**EPC Rating D / Leasehold**

## Ground Floor

**Entrance** - Part double glazed front door. Carpeted stairs to first floor.

## First Floor

**Landing** - Fitted carpet, two built in cupboards, loft hatch and a radiator, glazed doors to

**Lounge** - 16' 4" x 12' 1" (5m x 3.7m) Fitted carpet and two radiators. Double glazed window to front aspect and double glazed door to private balcony.

**Kitchen** - 9' 10" x 9' 6" (3m x 2.9m) Vinyl flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, extractor fan hood, space for fridge, plumbing for washing machine, concealed gas central heating boiler and part tiled walls and splashbacks. Double glazed window to rear aspect

**Bathroom** - 9' 10" x 5' 2" (3m x 1.6m) Vinyl flooring and radiator. Three-piece bathroom suite to include a panel enclosed bath with shower mixer taps, pedestal hand basin, low level W.C. and fully tiled walls and splashbacks. Frosted double glazed window.

**Bedroom 1** - 9' 2" x 14' 1" (2.8m x 4.3m) Fitted carpet and radiator. Double glazed window to front aspect.

**Bedroom 2** - 13' 8" x 8' 10" (4.2m x 2.7m) Fitted carpet and radiator. Double glazed window to rear aspect.

## Exterior

**Outside** - Residents permit parking. Garage in block

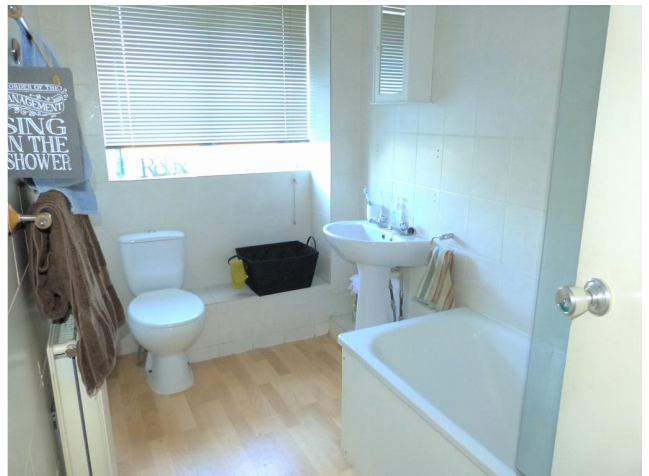
**Tenure** - Leasehold: Residue of a 125 year lease (renewed 2017).

No Service Charge.

Ground Rent: Circa £300 per annum (to be confirmed by Vendors solicitor)

**Council Tax** - London Borough of Hillingdon Band c.

**About Harlington** - Harlington is a district of the London

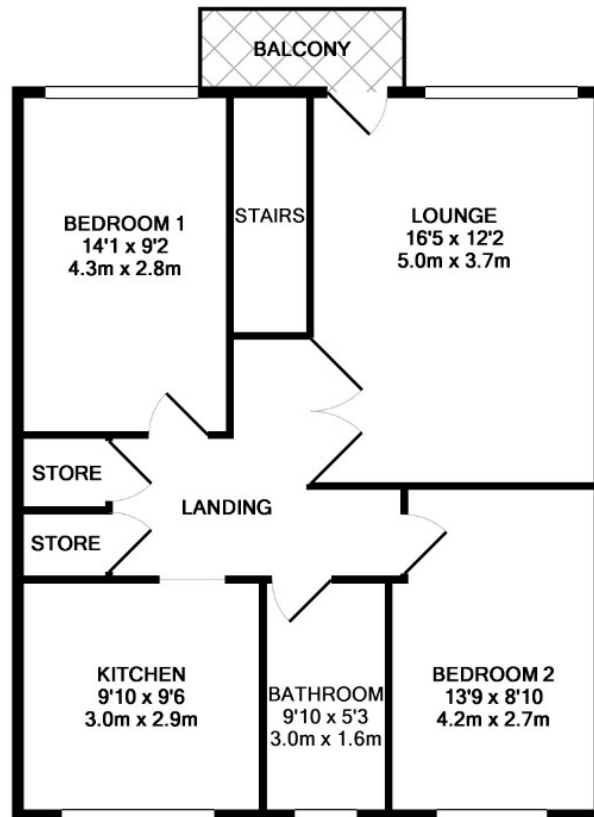




Borough of Hillingdon, on the northern perimeter of London Heathrow Airport. The district adjoins Hayes to the north and shares a railway station with the larger district, which is its post town, on the Great Western Main Line to Paddington. The Crossrail project linking the Hayes and Harlington station to Canary Wharf is due to complete in 2021. 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 734 SQ.FT. (68.2 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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