



Brendon Close UB3 5NH

SUPERB STUDIO / AVAILABLE FROM NOVEMBER: Perfect for the Heathrow Airport this Studio apartment is also situated in a sought after cul-de-sac location near the Bath Road and with easy access to the M4/M25 motorway networks. Hayes and Harlington and West Drayton train stations are also only a short drive away.

This well laid out first floor apartment is set on a modern development in well kept communal grounds and features an entryphone system into communal hallway, well fitted kitchen with appliances, studio area with double glazed window, sofa bed, wardrobes and table and a fitted shower-room with hanging space and access to boarded and carpeted loft space.

The property is available immediately and also benefits from block paved allocated residents and permit parking.

- * Minimum Tenancy 6 Months
- * Deposit £800
- * Council Tax Band B

Accommodation

First floor Studio Apartment

Extremely Well Presented

Fitted Kitchen + Appliances

Perfect For Heathrow
Airport

Quality Fitted Shower
Room

EPC Rating D

Ground Floor

Entrance - Communal entrance with entryphone system

First Floor

Studio / Living Space - 14' 5" x 10' 2" (4.4m x 3.1m) Wood laminate flooring and wall mounted entryphone handset and electric heater. 2 seater sofa, foldaway table and 2 chairs, 2 chests of drawers and fitted wardrobes. Double glazed window



Kitchen - 6' 10" x 6' 6" (2.1m x 2m) Vinyl flooring. Fitted wall units and base units with worktops to include a single drainer sink unit, ceramic hob, stainless steel extractor fan hood, electric oven, fridge, washer/dryer, microwave and part tiled walls and splashbacks. Double glazed window



Shower-Room - 7' 10" x 6' 10" (2.4m x 2.1m) Ceramic tiled flooring, built in cupboard and hanging space. Three-piece shower-room suite to include a fully tiled shower cubicle, hand basin on storage unit, back to wall low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.

Exterior

Outside - Well kept communal gardens with permit parking and block paved allocated 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.



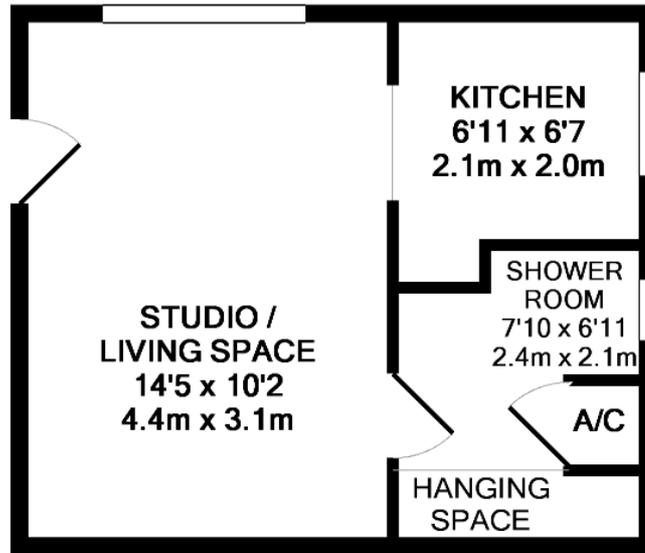
The village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The 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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