

**2 Bed Ground Floor  
Apartment**

**Offers in Excess of  
£320,000**



## **Little Elms High Street UB3 5EE**

**IMMACULATE 2 BED APARTMENT:** An extremely well presented 2 bedroom apartment located in a popular development near local shops and bus routes giving easy access to the Bath Road, Heathrow Airport and Hayes & Harlington mainline station to Paddington (Crossrail due 2022). The M4 / M25 motorway networks are within easy driving distance.

Well cared for by current tenants is this ground floor property features a modern fitted kitchen with some integrated appliances, quality fitted bathroom with electric shower, double bedrooms and a double aspect lounge.

Other benefits include combination gas central heating, double glazed windows, residents permit parking and a garage in a block.

Ideal for investment buyer and first time buyer.

## **Accommodation**

**Ground Floor Flat**

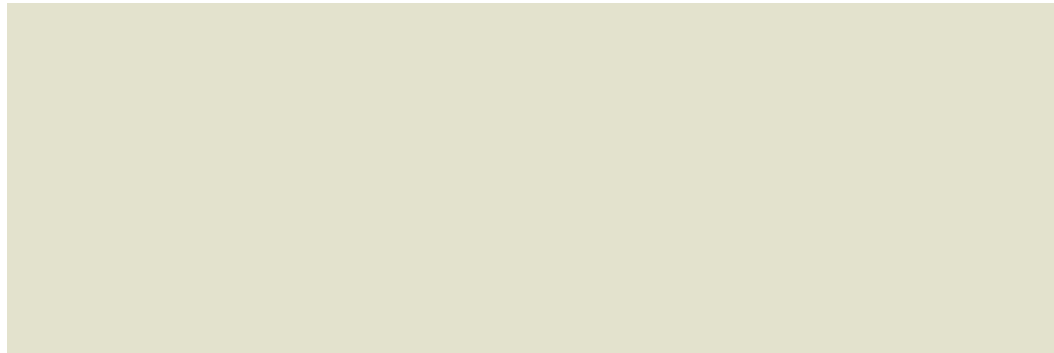
**2 Bedrooms**

**Well Presented**

**Gas Central Heating /  
Double Glazing**

**Garage In Block**

**EPC Rating D / Leasehold**





## Ground Floor

**Entrance Hall** - Laminate flooring and storage cupboards.

**Lounge** - 21' 1" x 10' 4" (6.45m x 3.17m) Laminate flooring, radiator and double glazed window.

**Kitchen** - 10' 3" x 7' 4" (3.14m x 2.26m) Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, gas hob, extractor fan hood, electric oven, space for fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window to aspect

**Bedroom 1** - 11' 11" x 11' 10" (3.65m x 3.63m) Laminate flooring, radiator and double glazed window.

**Bedroom 2** - 11' 10" x 10' 4" (3.63m x 3.17m) Laminate flooring, radiator and double glazed window.

**Bathroom** - Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.

## Exterior

**External** - Communal gardens.

**Tenure** - Leasehold: Approximately 160 years although Vendors solicitor will confirm exact term remaining.

**Service Charge:** Approximately TBC per annum / per calendar month to include buildings insurance although Vendors solicitor will confirm exact charges levied.

**Ground Rent:** TBC per annum (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 2022. 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.

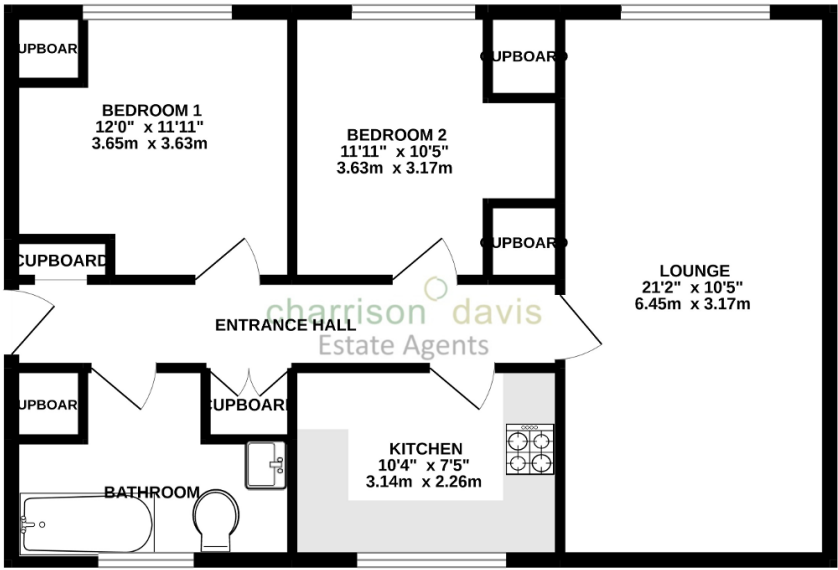
The village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The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

**Council Tax - C.**

GROUND FLOOR  
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 668 sq.ft. (62.0 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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