

Studio Apartment

£850 per month



## Manor Lane UB3 5EG

GROUND FLOOR STUDIO APARTMENT A cosy ground floor flat in a popular sought after road in the centre of Harlington Village near shops and with bus routes to Heathrow Airport and the Bath Road. The M4/M25 motorway networks, Hayes and Harlington and West Drayton train stations (Crossrail due 2020) are also only a short drive away.

This well laid out ground floor flat features a communal entrance porch into hallway with stairs to the upper floors, studio area with built in wardrobe, fitted kitchen with fridge, built in oven, gas hob, extractor fan and plumbing for washing machine plus a fitted shower room.

The agreed rent includes Council Tax and other features include double glazed windows and gas central heating. Available now.

## Accommodation

Ground Floor Studio Apartment

Fitted Kitchen With Appliances

Share Of Utility Bills

Gas Central Heating

Inclusive Of Council Tax

Excellent Transport Links

Central Village Location

EPC Rating C

## Ground Floor

**Entrance Hall** - Communal entrance porch with stairs to upper floors.

**Studio** - 18' 0" x 14' 9" (5.5m x 4.5m) Wood laminate flooring. Double glazed window and door to rear garden, radiator and built in wardrobe.

**Kitchen** - 13' 1" x 7' 2" (4m x 2.2m) Wood laminate flooring, Fitted wall and base units with worktops to include an electric oven, gas hob, extractor fan, plumbing for washing machine, fridge, sink unit and part tiled walls.

**Shower Room** - Ceramic tiled floor and an extractor fan. Three piece shower-room suite to include a hand basin, low level W.C. and a fully tiled shower cubicle.

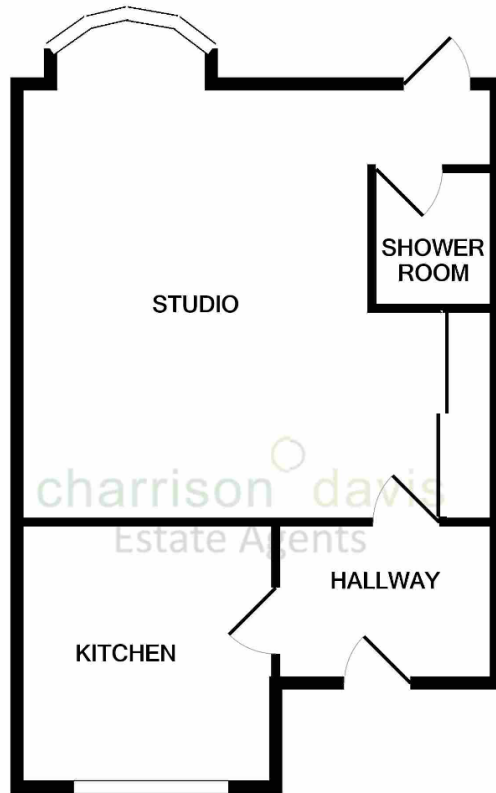


## Exterior

**Outside** - Private garden and residents permit 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.



TOTAL APPROX. FLOOR AREA 446 SQ.FT. (41.5 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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