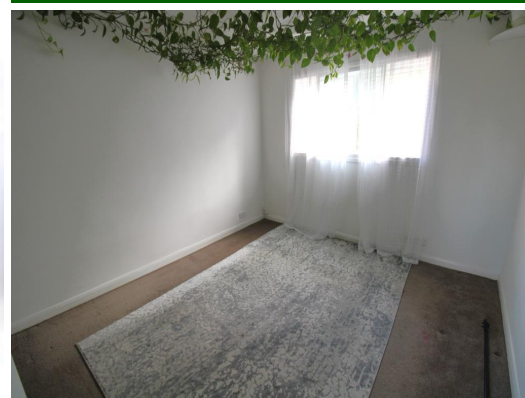


2 Bed Flat

£285,000



## The Grays High Street UB3 5DL

**POPULAR LOCATION** : Available with no upper chain this property features good size double bedrooms, good size lounge, fitted kitchen and fitted bathroom.

This property is situated on Harlington High Street with its shopping facilities and bus routes and within easy reach of the Bath Road, Hayes mainline station to Paddington , London Heathrow Airport and the M4/M25 networks.

Ideal as a rental investment or first time purchase this second floor property also benefits from double glazed windows, well kept communal gardens and entryphone system.

## Accommodation

Two Double Bedrooms

Second Floor Apartment

Secure Entry Phone System

Highly Sought After Location

Double Glazing

No Upper Chain

EPC Rating C / Leasehold

## Ground Floor

**Entrance** - Secure entry phone access to communal stairwell.

## Second Floor

**Hall** - Fitted Carpet and storage cupboard.

**Living Room** - 15' 8" x 10' 5" (4.8m x 3.2m) Fitted Carpet, radiator and double glazed window to rear aspect.

**Kitchen** - 10' 2" x 6' 10" (3.1m x 2.1m) Vinyl flooring . Fitted wall and base units with worktops to include a single drainer sink unit, electric hob, electric oven, space for fridge/freezer, plumbing for washing machine and part tiled walls.

**Bedroom 1** - 9' 6" x 11' 1" (2.9m x 3.4m) Fitted Carpet, radiator, storage and double glazed window to front aspect.

**Bedroom 2** - 9' 6" x 10' 2" (2.9m x 3.1m) Fitted Carpet, radiator and double glazed window to front aspect.

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

## Exterior

**Communal Gardens** - Laid to lawn with bin stores.

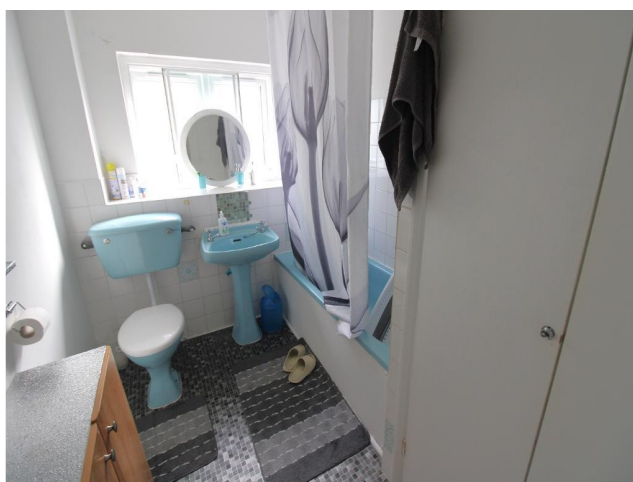
**Tenure** - Lease - 125 years from 23rd August 2011

Service Charge: £75 per month although Vendors solicitor will confirm exact charges levied.

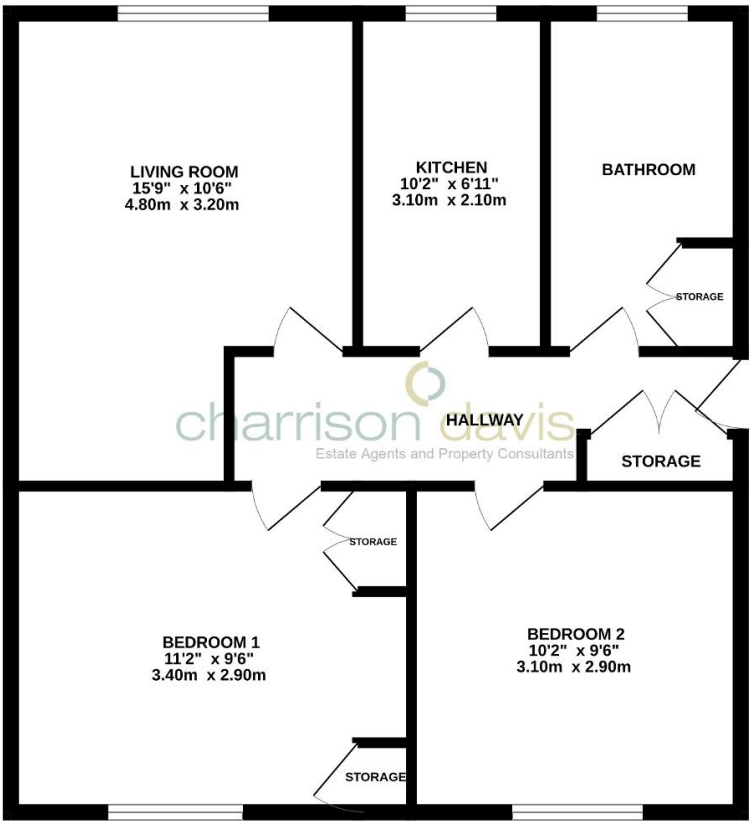
Ground Rent: £150 per annum (to be confirmed by Vendors solicitor)

**Council Tax** - 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 . 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.



SECOND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		