



**Brendon Close, Harlington, Hayes, UB3 5NG**

**£175,000**

Being sold with an extended lease and tenant in-situ is this first floor purpose built studio apartment situated in the heart of Harlington with easy access to local shops, Heathrow Airport, M4 and M25 motorways and further transport links. The accommodation comprises studio room, kitchen and bathroom. Benefits include secondary glazed windows, electric heating, entry phone system, communal gardens and parking area. Lease term is 210 year from 25th March 1983. Call now for more details

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**Communal Entrance**

Entry phone system, stairs to first floor.

**Studio Room**

Rear aspect secondary glazed window, electric heater, power point.

**Kitchen**

Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of wall and floor mounted units, built-in hob and oven below, space for washing machine and fridge/freezer, secondary glazed window.

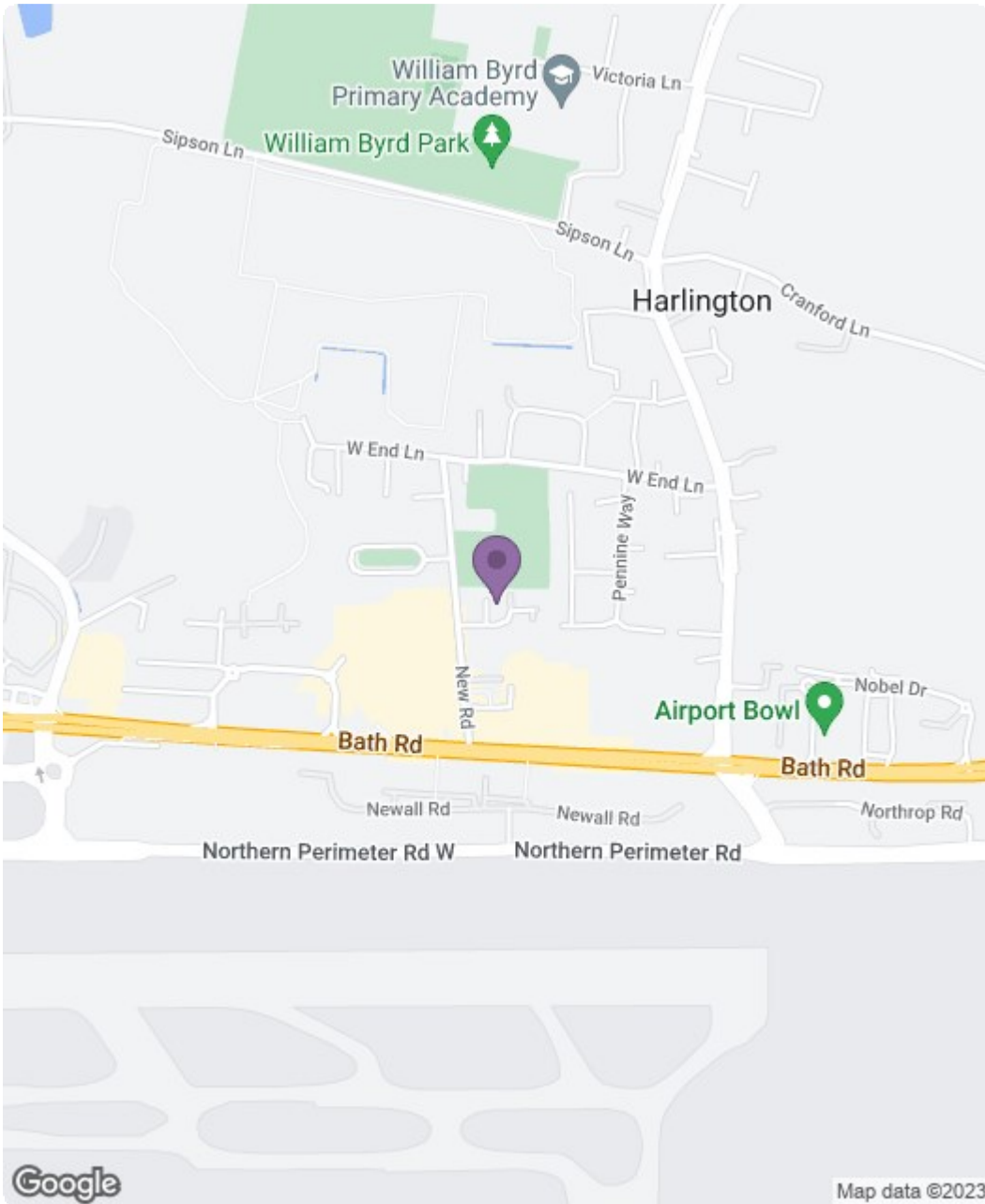
**Bathroom**

Enclosed bath, low level w.c, tiled walls, secondary glazed window, wash hand basin with vanity unit below, cupboard housing tank, loft area.

**Outside**

Communal area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		68	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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