



Windsor Park Road, Harlington, UB3 5JD
Guide Price £229,950

DBK
ESTATE AGENTS



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This ground floor maisonette offers a smart and practical layout, ideal for first-time buyers, downsizers or investors.

The accommodation includes a well-sized double bedroom, a bright reception room, a fitted kitchen and a family bathroom, complemented by handy internal storage.

Outside, residents can enjoy landscaped communal gardens along with the benefit of parking. With a lease of over 900 years and excellent transport connections, this is a superb choice for those seeking convenience and long-term value.

Located just off the Bath Road the property is ideally sited with ease of access to the M4/A4 and M25 as well as London Heathrow Airport being on your doorstep. In addition, an ample array of local amenities can be found such as Tesco Express, a selection of local shops, restaurants, bars and takeaways. The property is also within walking distance to reputable schools.



Key Features

- **Ground Floor Maisonette**
 - **One Bedroom**
 - **Reception Room**
 - **Kitchen**
 - **Family Bathroom**
 - **Internal Storage**
 - **Communal Gardens**
 - **Residents Parking**
 - **Over 900 Years Lease**
- **Close Proximity to London Heathrow Airport (1.5 miles)**



Lease

Over 900 years

Service Charge

£1,200.00 per annum

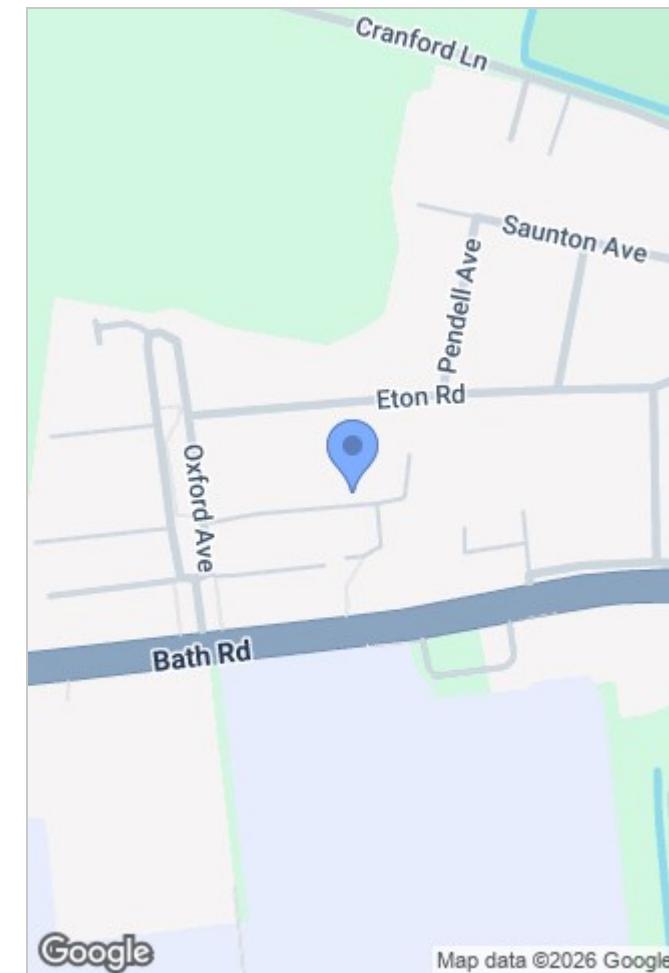
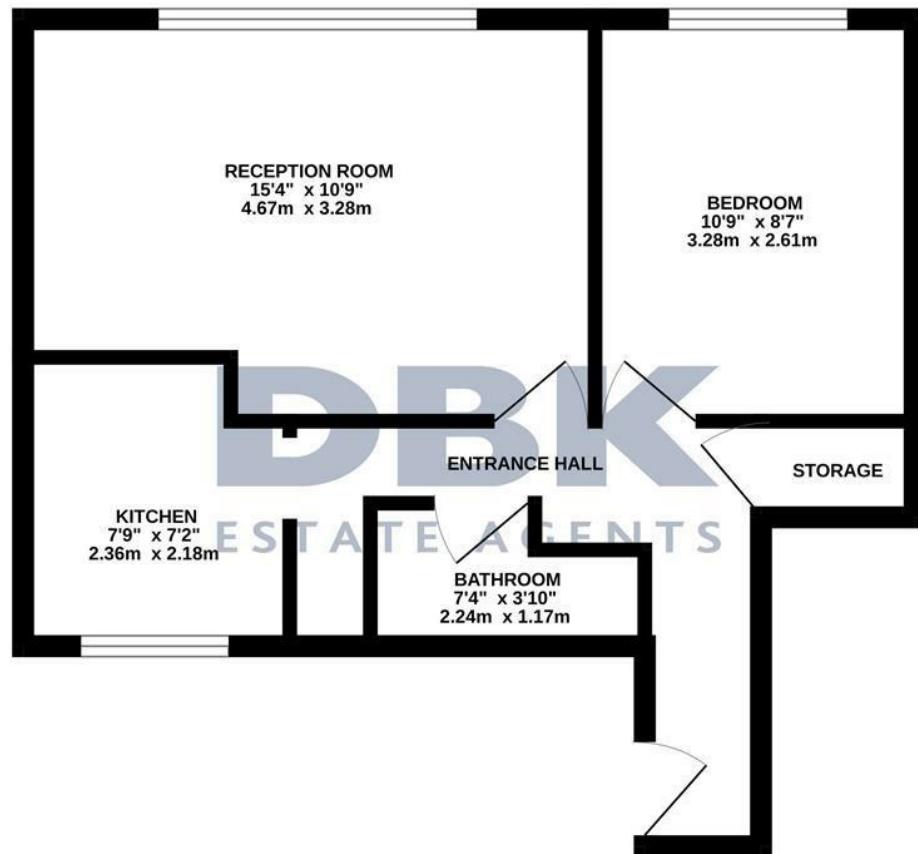
Ground rent

NIL

Parking

Residents + Visitors Parking Available

GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			