



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

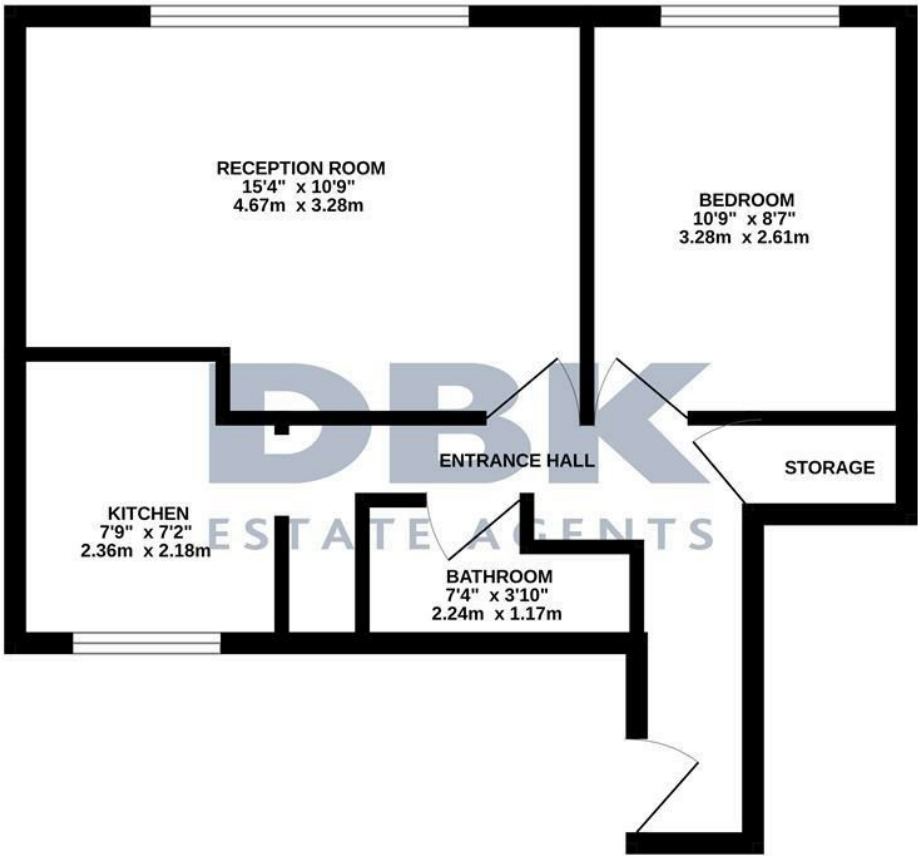
Ground rent

NIL

Parking

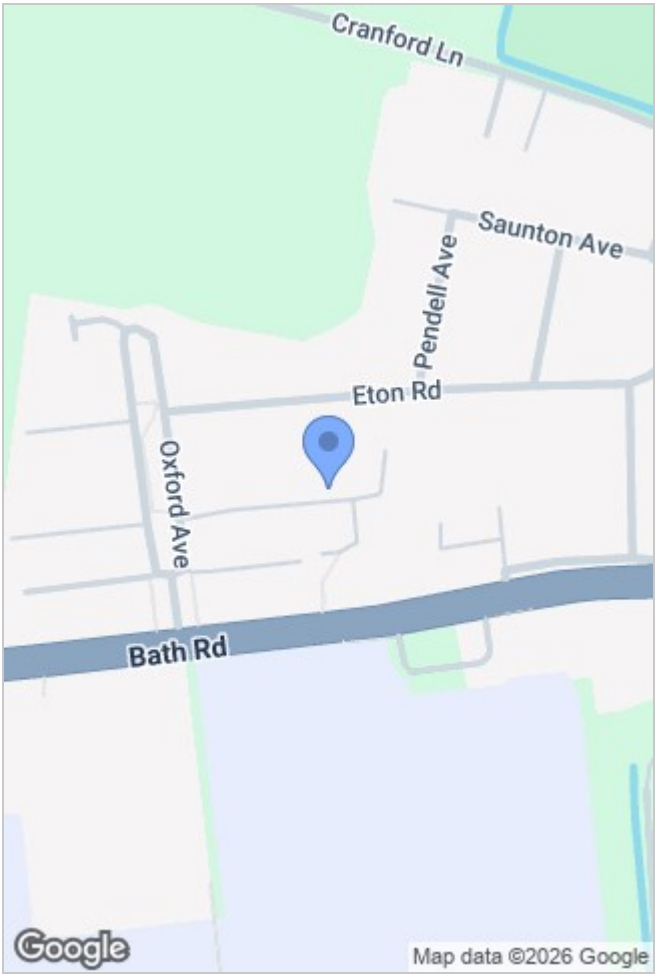
Residents + Visitors Parking Available

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



TOTAL FLOOR AREA : 403 sq.ft. (37.5 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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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		
	71	76
England & Wales		
EU Directive 2002/91/EC		

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		
England & Wales		
EU Directive 2002/91/EC		

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