



**Brendon Close, Harlington
Middlesex UB3 5NH**

£1,050

EPC Current Band: D

DEPOSIT ALTERNATIVE AVAILABLE

■ FITTED KITCHEN

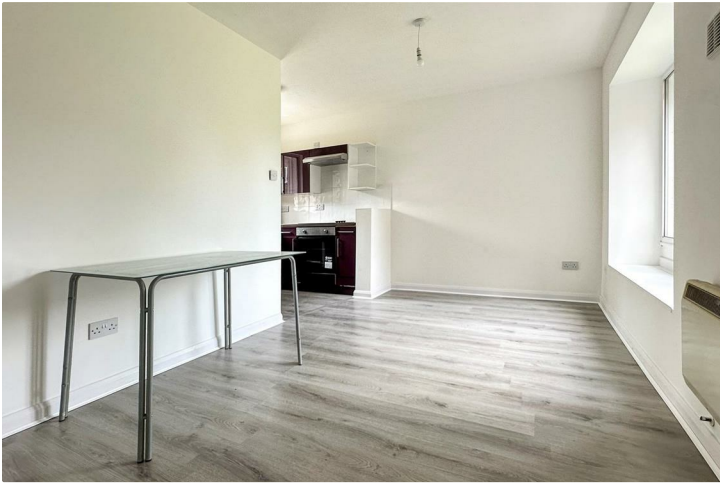
A charming ground floor studio apartment located on Brendon Close, Harlington.

This well presented studio benefits; an open plan kitchen, economy 7 electric heating, double glazed windows and secure entry system.

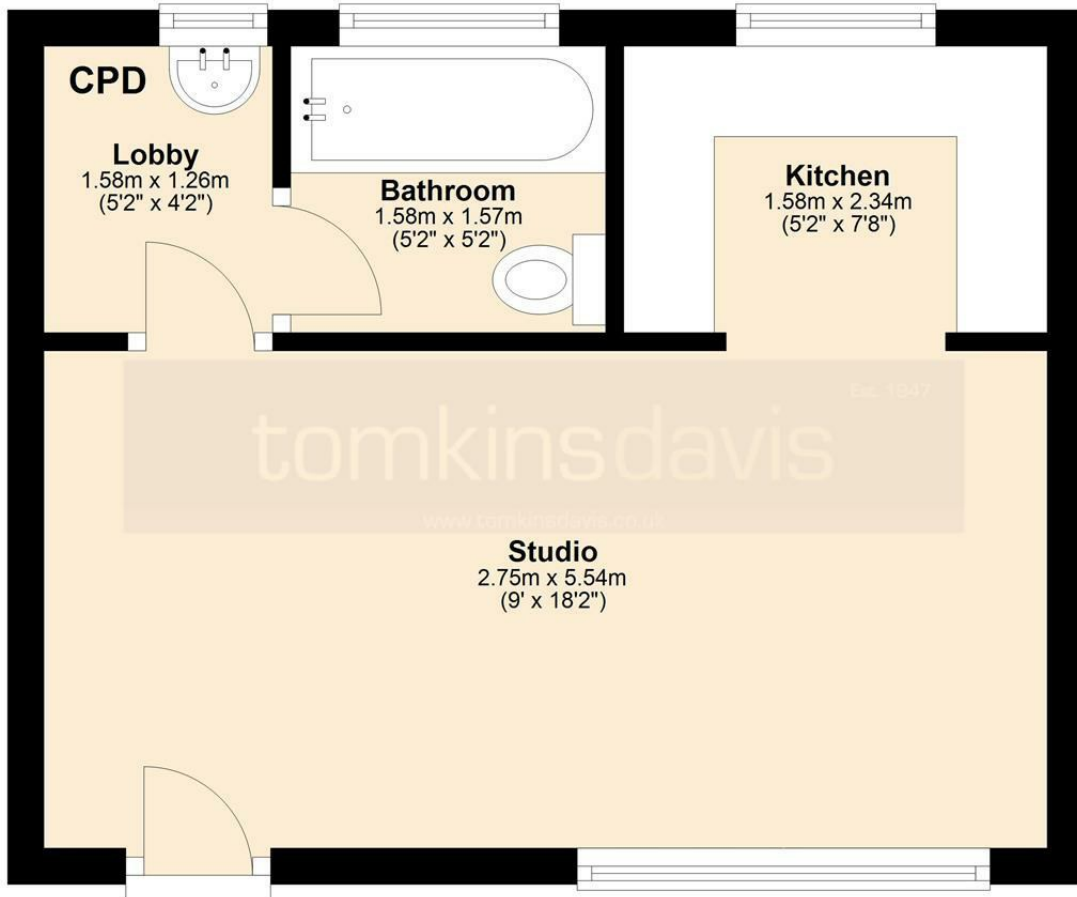
Situated off Bath Road, this studio offers convenience for those commuting to Heathrow Airport or working in surrounding areas. The location provides easy access to local amenities, transport links, and green spaces, making it a desirable location for single persons or couples.

COUNCIL TAX: Band B

HOLDING RETAINER (equivalent to one weeks rental) £240



Ground Floor



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			
England & Wales		56	78
	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		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser or advisor. Tomkins Davis have not tested any apparatus, equipment, fixtures and fittings or services therefore cannot verify that they are in good working order or fit for purpose. Neither have we checked any legal documentation to verify the leasehold or freehold status of the property and advise any purchaser to obtain verification from their solicitor or surveyor.