



## £280,000 Leasehold

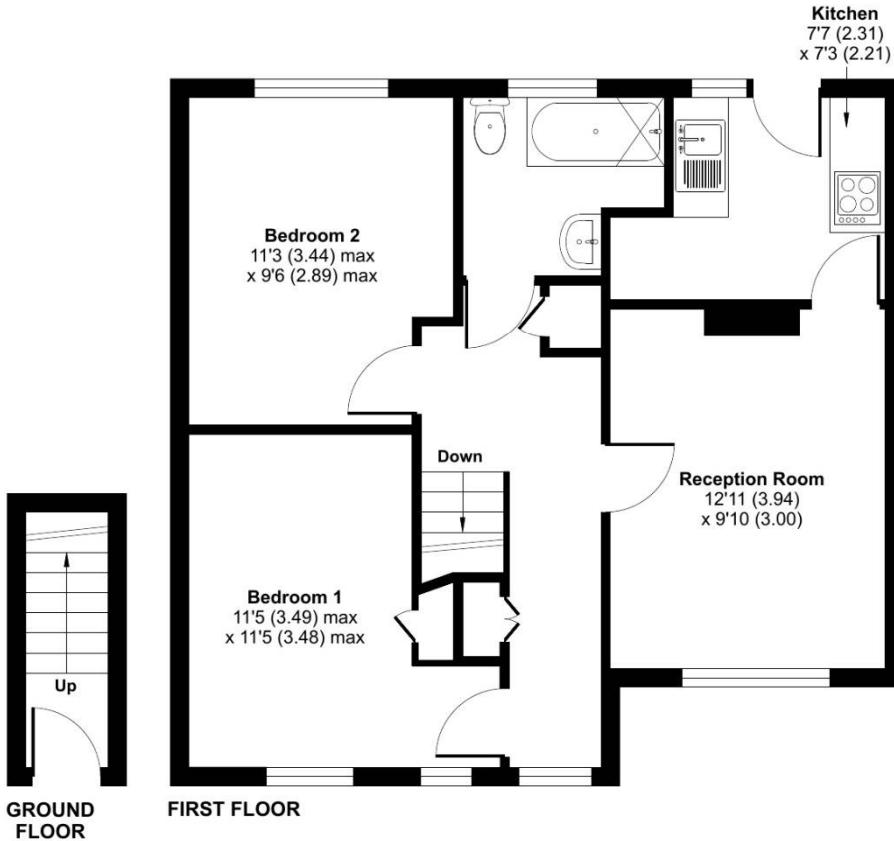
West End Lane, Harlington, UB3

A beautifully two double bedroom first floor maisonette, ideally located for Heathrow Airport staff. This bright and well-presented home enjoys lovely views over open fields from both the lounge and second bedroom. It comes with no service charges, gas central heating, and private off-street parking. Inside, the property features a recently fitted kitchen (with appliances available), a modern bathroom with shower, fresh carpets throughout, and a spacious loft offering excellent storage. Move-in ready viewing highly recommended!

# West End Lane, Harlington, UB3

## West End Lane, Hayes, UB3

Approximate Area = 591 sq ft / 54.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simple Estate Agents. REF: 1267793

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	61
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

### Directions

UB3 3ES Coldharbour Ln, Hayes Head south-west on Coldharbour Ln towards Fairdale Gardens ? 0.1 mi At the roundabout, take the 1st exit onto Pump Ln ? 243 ft Turn right onto Crown Cl ? 0.2 mi Turn left onto Station Rd ? Go through 1 roundabout ? 0.7 mi Continue onto High St/A437 ? Go through 1 roundabout ? 1.1 mi Turn right onto W End Ln ? Destination will be on the right ? 0.1 mi UB3 5LU W End Ln, Harlington, Hayes

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	61
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.