



### Gothic Court, High Street, Harlington, UB3 5DR

94 YEARS LEASE AND NO UPPER CHAIN FOR THIS WELL PRESENTED AND MUCH LARGER THAN EXPECTED 2 DOUBLE BEDROOM TERRACED HOUSE WITH A GARAGE, SITUATED IN THE CENTRE OF HARLINGTON VILLAGE CLOSE TO THE SHOPS AND TRANSPORT LINKS FOR HEATHROW, A4/M4 AND HATTON CROSS PICCADILLY LINE FOR CENTRAL LONDON PLUS HAYES & HARLINGTON ELIZABETH LINE STATION (PADDINGTON WITHIN 20 MINUTES).

The property is modernised and presented to a high standard throughout with both a front and rear garden. You have an entrance hall, spacious lounge open plan to a modern fitted kitchen to include appliances. Upstairs has 2 spacious double bedrooms, a modern bathroom and loft space suitable for conversion stpp. PERFECT FIRST TIME BUY OR RENTAL INVESTMENT OPPORTUNITY!

**Guide Price £390,000**

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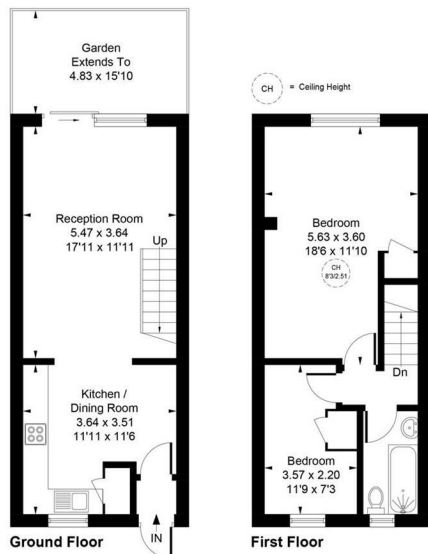
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Approximate Gross Internal Area = 67.58 sq m / 727 sq ft




Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>76</p>	<p>91</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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