

### Gilpin Way, Harlington, UB3 5LZ

A spacious first floor maisonette offered for sale with no onward chain. Accommodation comprises living room, modern fitted kitchen, 2 double bedrooms and luxury refitted bathroom / shower room. Externally there's a garage in nearby block. Additional benefits include double glazing, GCH and long lease in the region of 115 years.

Located within walking distance of Harlington Village Centre with its shopping facilities, the well regarded William Byrd primary school and bus routes to both Hayes & Harlington underground station ( Elizabeth Line ) and Hatton Cross underground station ( Piccadilly Line )

**£325,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

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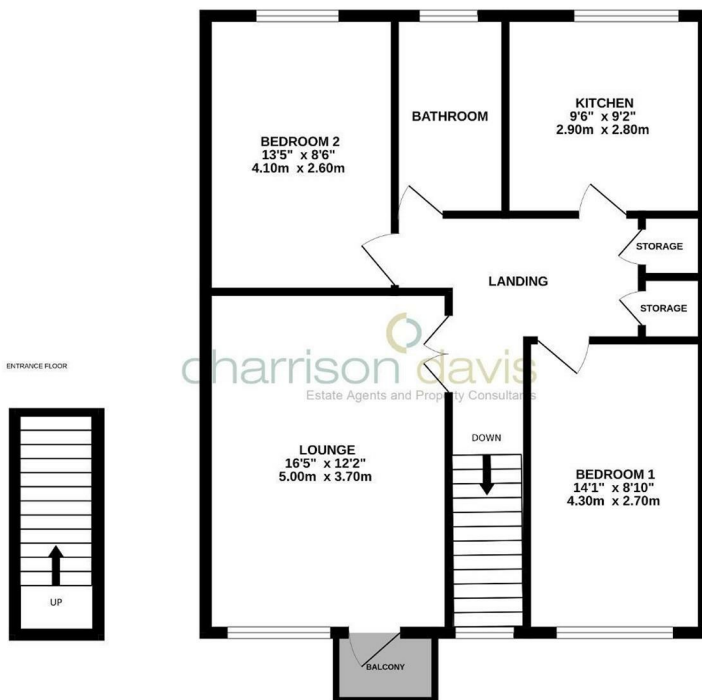
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1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.  
Made with Metropix v2025

## 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>77</p>	<p>79</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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