

# Lot 38

76 The Crescent, Harlington,  
Middlesex UB3 5NB

**GUIDE PRICE: £120,000**



**TWO DOUBLE BEDROOM FIRST FLOOR  
GARDEN MAISONETTE IDEAL FOR  
INVESTMENT**

This well presented first floor maisonette is situated in an excellent residential location within 1 mile of Heathrow London Airport and within walking distance of Harlington village. The property benefits from double glazed windows and gas-fired central heating and is being sold with the benefit of full vacant possession. The property will be of interest to owner/occupiers and investment purchasers.

#### **ACCOMMODATION**

Own front door, stairs to first floor landing, living room 16'9" x 13'4", kitchen 7'9" x 7'3", bedroom one 11'3" x 9'6", bedroom two 12' x 8'2", shower room, front garden and own rear garden extending to approximately 80'

#### **TENURE**

Leasehold

#### **LOCAL AUTHORITY & TAX RATING**

London Borough of Hillingdon 01895 250111  
Council Tax Band: C

#### **VENDORS SOLICITORS**

Elizabeth Moffitt, Lawrence Hamblin  
9 – 1 Greys Road, Henley  
Oxon RG9 1SB  
01491 411884

#### **VIEWING TIMES**

By appointment through the Auctioneers

#### **JOINT AUCTIONEERS**

Charrison Davies, 208 Manor Parade, High Street,  
Harlington, Middlesex UB3 5DS 020 8897 1688

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