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estate agents



**Sedley Grove**  
Harefield, Middlesex, UB9 6JB





£1,100 pcm

AVAILABLE EARLY NOVEMBER. A first floor, purpose built apartment, situated in a popular residential development, close to the Canal, lakes and surrounding countryside. The accommodation comprise lounge, well-appointed kitchen, double bedroom and bathroom. This delightful apartment benefits from an allocated parking space, central heating and double glazing and is within walking distance of the Village Centre, its shops, amenities and schools. It is ideally placed for Denham Mainline Station with its fast links into London. Unfurnished.

## Ground Floor

### Entrance

Communal entrance via solid wood front door. Built in storage cupboard. Ceiling light point. Fully carpeted staircase rising to First Floor and Entrance to the apartment.

### First Floor

### First Floor And Landing

Ceiling light point. Cupboard housing the meters. Carpeted. Door to the apartment.

### Inner Hallway

Loft access. Ceiling light point. Carpeted. Doors off to Lounge, Bedroom and Bathroom.

### Lounge

12' 10" x 9' 9" (3.90m x 2.96m) Double aspect with sealed unit windows overlooking the side and rear of the property. Gas fire. TV point. Telephone point. Ceiling light point with fan. Carpeted. Door leading to Kitchen.

### Kitchen

7' 11" x 9' 9" (2.41m x 2.96m) Fitted with a range of base and eye level units. Good expanse of roll edge work surfaces inset with single bowl drainer sink with chrome mixer tap. Also inset with four ring electric hob, stainless steel splashback, electric oven below and extractor hood over. Under counter fridge and washing machine. Breakfast bar. Tiled splashbacks. Adjustable spotlights to ceiling. Vinyl flooring. Sealed unit windows overlooking the front of the property.



## Bedroom

9' 6" x 8' 11" (2.90m x 2.72m) Sealed unit windows overlooking the rear of the property. Wall mounted consumer unit. Ceiling light point. Carpeted.

## Bathroom

7' 10" x 5' 7" (2.39m x 1.69m) Suite comprising low level WC, pedestal mounted wash hand basin with twin chrome taps, panel enclosed bath with twin taps, electric shower and shower curtain. Part tiled walls. Air vent. Ceiling light point. Wall mounted heater. Vinyl flooring. Sealed unit opaque glazed window to front aspect.

## About The Property

### Off Street Parking

Allocated parking space for one car.

## Council Tax

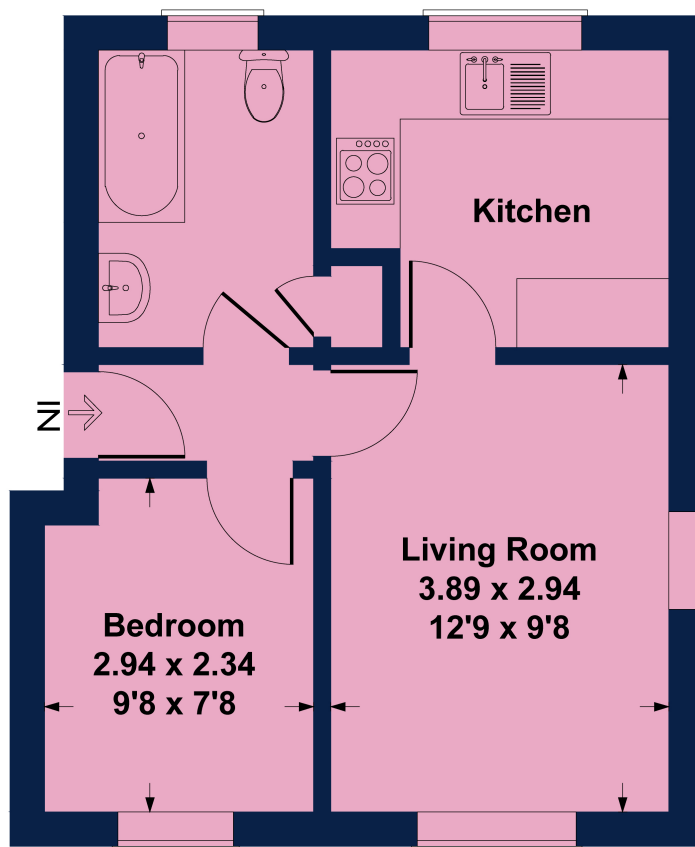
London Borough Of Hillingdon, Band C.  
£1,656.80 per annum for the year  
2024/2025.



# Sedley Grove, Harefield, Middlesex, UB9 6JB

Approximate Gross Internal Area

30.8 sq m / 331 sq ft




Not to Scale. Produced by The Plan Portal 2024  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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