

# 7 Pressing Lane

Hayes • Middlesex • UB3 1FD  
PCM: £1,400 PCM



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Presented to the market, this studio apartment located in an exciting development next to Hayes and Harlington Train Station, which also provides easy access to local amenities. Features include a spacious studio room with built in wardrobes, bathroom with bath tub & shower, fitted kitchen with appliances and ample storage

Parking available with an additional cost of £100 pcm.

Available Furnished.

Pet Friendly

Flexible Tenancies

Fully Managed

Secure Entry Phone System

Next to Hayes & Harlington Station

Parking Available at Additional Cost of £100pcm

High Specification

Private Balcony

Local Amenities

Fully Fitted Kitchen with Appliances

**Available Date**

5th June 2024



TOTAL APPROX. FLOOR AREA 420 SQ.FT. (39.0 SQ.M.)

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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.