

## Gramophone Lane, Hayes, UB3 1FP

Guide Price £275,000

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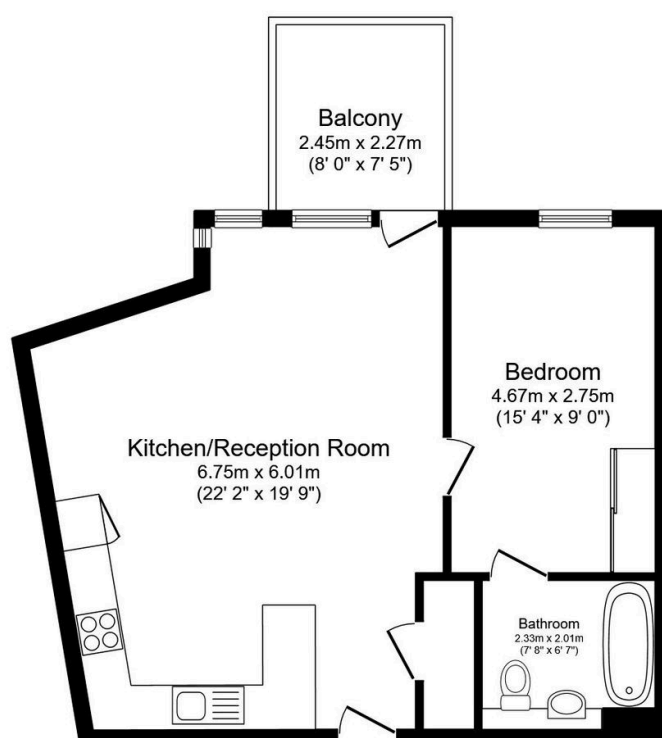


**6th FLOOR - ONE BEDROOM - ONE BATHROOM - LIFT ACCESS - LEASEHOLD - CHAIN FREE - MODERN - COMMUNAL GARDEN - BALCONY - ELIZABETH LINE**

Henry Wiltshire are please to present this modern property located on Gramophone Lane which sets within reach of the peaceful Grand Union Canal Walk. This 1 bedroom apartment boasts an open-plan layout complemented by stylish interiors. Its contemporary design further benefits from a private terrace with ample room for outdoor seating. Powerhouse Lane is situated in a lovely location with easy access to amenities, choice schools, and the vast Lake Farm Country Park. The Thames and the Grand Union Canal Walk are within reach, as are numerous bus stops and Hayes & Harlington station.

With its convenient location under a mile from Hayes Town Centre filled with vibrant cafés, bars and restaurants, The Venue is in a prime location for people looking to be part of an exciting community at one of London's most iconic musical landmarks. As part of the refurbishment of the Old Vinyl Factory, a three-screen cinema and live music venue will accompany the eight-acre site, with regular interactive exhibitions to celebrate the history of the complex. You can reach Hayes and Harlington train station in just a 10-minute walk, which offers services to London Paddington in just 20 minutes. London Heathrow is also only a 10-minute drive away.

- One Bedroom
- 6th Floor Modern Apartment
- Private Balcony
- Lease remaining - 997 years
- Ground Rent - £300pa
- One Bathroom
- Open plan Kitchen Reception
- Lift Access
- Service Charge £3000 pa
- Chain Free



Total floor area 51.9 m<sup>2</sup> (558 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)