



## 1 Hayes Village, Nestles Ave , Hayes, UB3 4QF

Menier Apartments at Hayes Village offer modern canal-side living within a well-established and beautifully landscaped West London neighbourhood. Set beside the Grand Union Canal and surrounded by over nine acres of green space, the development combines a peaceful setting with excellent connectivity, just a 10-minute walk from Hayes & Harlington station on the Elizabeth Line, providing fast access to Paddington, the West End, Canary Wharf and Heathrow Airport. Residents enjoy thoughtfully designed apartments with private balconies, access to a residents' gym, gardens, play areas and community spaces, all delivered as part of the landmark Hayes Village regeneration by Barratt London. This is an ideal opportunity for buyers seeking space, greenery and strong transport links with long-term appeal.

Guide price £349,999

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- 10-minute walk to Hayes & Harlington Station (Elizabeth Line)
- Paddington (23 mins), Bond Street (27 mins) and Canary Wharf (35 mins)
- Heathrow Airport just 6 minutes by train
- Canal-side, green living – set alongside the Grand Union Canal within over 9 acres of landscaped green space, walking trails and outdoor areas
- Private outdoor space to every home – all apartments benefit from a balcony or terrace



[Directions](#)



## Floor Plan

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-29) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC