



## Robusta Court, Hayes, Middlesex, UB3

£2,050 pcm

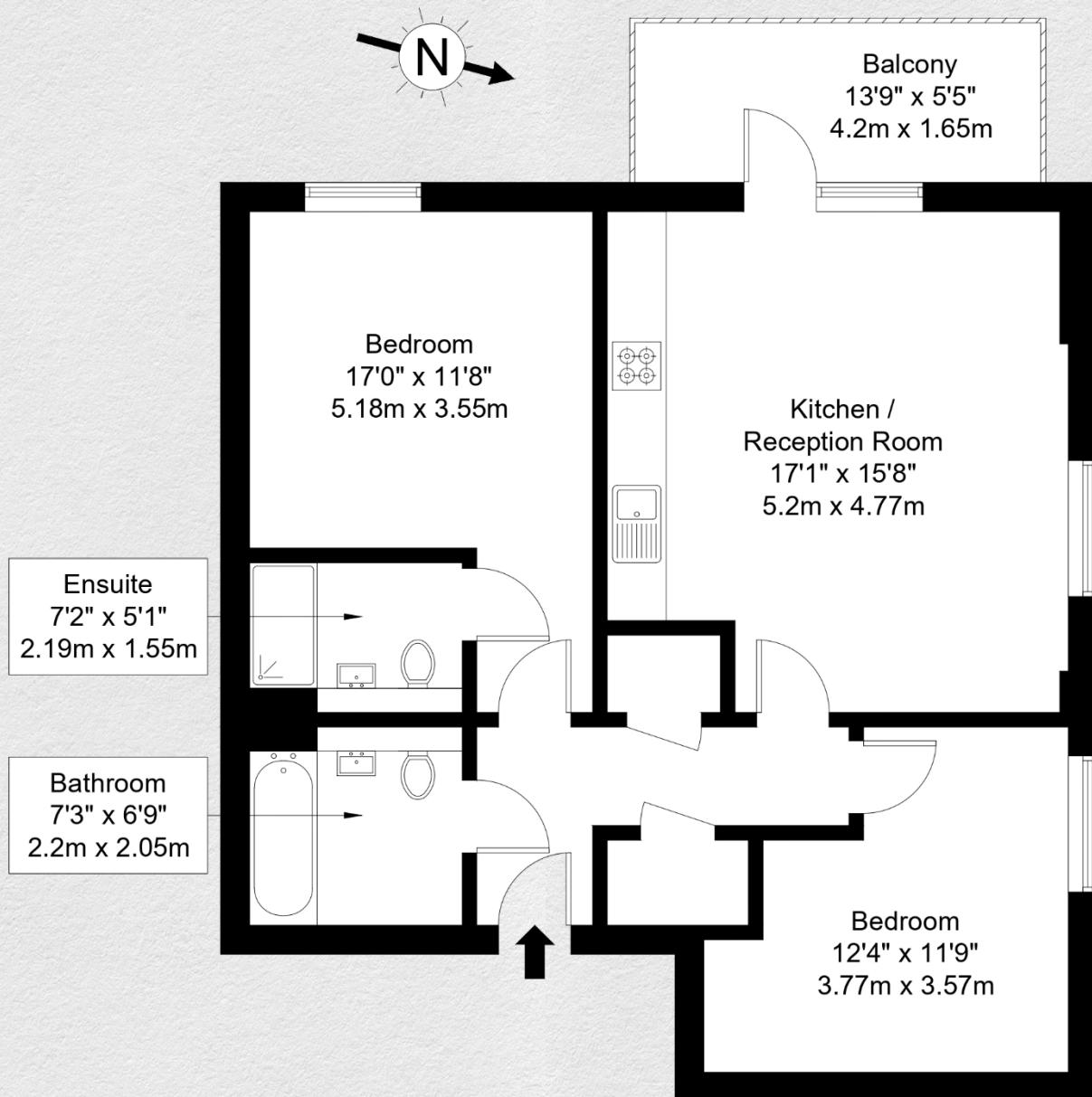
- Ninth floor apartment
- Two bedrooms (master en-suite)
- Two bathrooms
- Dual Aspect
- Private balcony
- 732 sq ft internal area
- Luxury residents' amenities
- Historic building
- Great transport links

Set within the highly sought-after Hayes Village, this stunning two-bedroom, two-bathroom apartment enjoys an enviable position beside the Grand Union Canal and just moments from the residents' gym, café and community spaces. The development occupies the historic former Nestlé factory site, offering a unique canal-side lifestyle surrounded by 9 acres of landscaped green space, all while being under 30 minutes from Central London.

Located on the 9th floor and extending to approximately 732 sq ft, the accommodation comprises a bright dual-aspect reception room with access to a private balcony boasting rooftop views, a fully fitted open-plan kitchen, a generous principal bedroom with en-suite shower room, a further double bedroom, and a modern family bathroom.

Residents of Hayes Village enjoy excellent transport connections, including fast links into Central London via the Elizabeth Line and convenient access to Heathrow Airport. Windsor is a short drive away, offering the renowned Windsor Great Park and historic royal grounds, while Ealing, just 8 minutes away on the Elizabeth Line, is celebrated as the "Queen of the Suburbs" for its leafy streets and abundance of parks.





Ninth Floor

Address:	sq ft	bed	bath
Robusta Court, Hayes, Middlesex, UB3	internal 732	2	2

*\*\* For illustration purposes only. Could not be to scale. One-London aims to ensure accuracy but is not liable for any discrepancies.*