



**Flat 27, Robusta Court 57 Farine Avenue, Hayes, UB3 4GN**

**£1,900 Per month**

- New Build Apartment
- Private balcony with views of the Grand Union Canal
- Access to Residents Only Gym
- No Parking on Site
- Modern open-plan kitchen
- Direct trains to Heathrow, Liverpool Street and Canary Wharf
- 10-minute walk to Hayes station

# Robusta Court 57 Farine Avenue, Hayes UB3 4GN

Welcome to this stunning new build flat located at 57 Farine Avenue, Hayes. This contemporary property, completed in 2025, offers a modern living experience in a vibrant area. Spanning an impressive 720 square feet, the flat is designed to maximise space and comfort.

Upon entering, you will find a spacious reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings. The flat boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. Additionally, there are two stylish bathrooms, ensuring convenience for both residents and visitors.

The property is situated in a desirable location, making it an ideal choice for those seeking a blend of modern living and accessibility. With its fresh design and thoughtful layout, this flat is perfect for first-time buyers, small families, or investors looking for a promising opportunity.

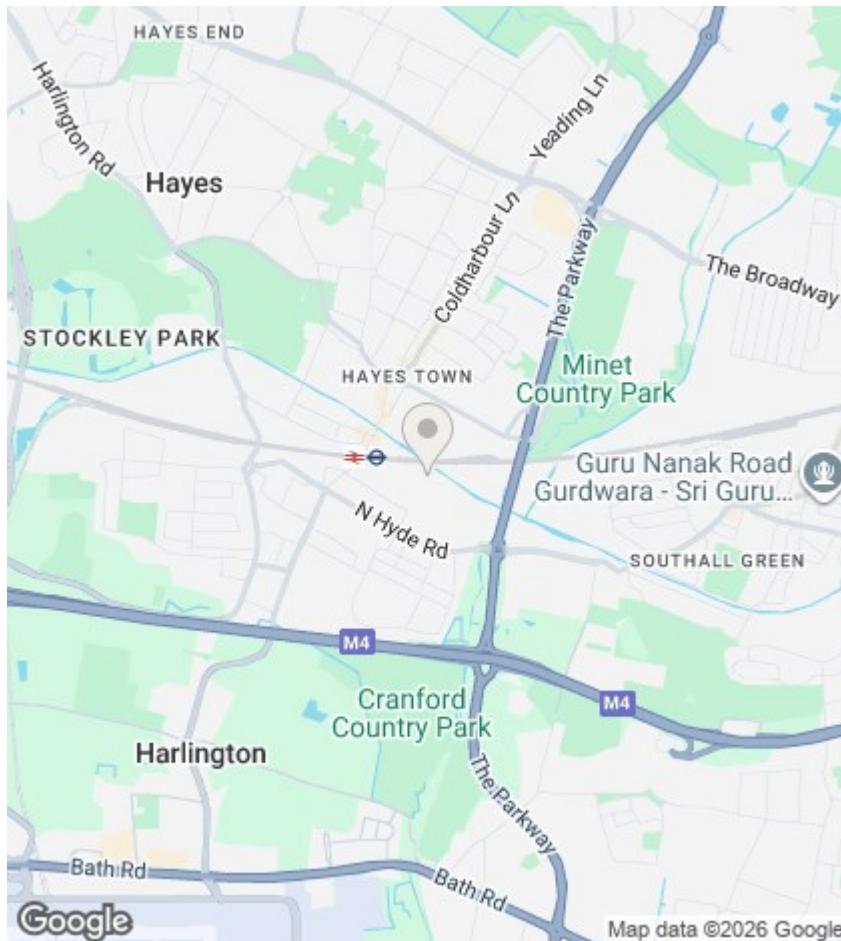
Do not miss the chance to make this beautiful flat your new home.



Council Tax Band: New Build







## Directions

## Viewings

Viewings by arrangement only. Call to make an appointment.

## EPC Rating:

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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



### Living/Dining

17' 3" x 10' 12"

### Kitchen

6' 1" x 12' 1"

### Bedroom 1

11' 2" x 10' 10"

### Bedroom 2

12' 11" x 8' 5"

### Bathroom

6' 9" x 7' 3"

### En suite

5' 1" x 7' 3"

### Balcony

65 sq ft (total area)

**Total Home Area**