



Flat 130, Arusha Court 49 Farine Avenue, Middlesex, Hayes, UB3 4GL

£2,000 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
- Available Furnished or Unfurnished

Arusha Court 49 Farine Avenue, Hayes UB3 4GL

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.

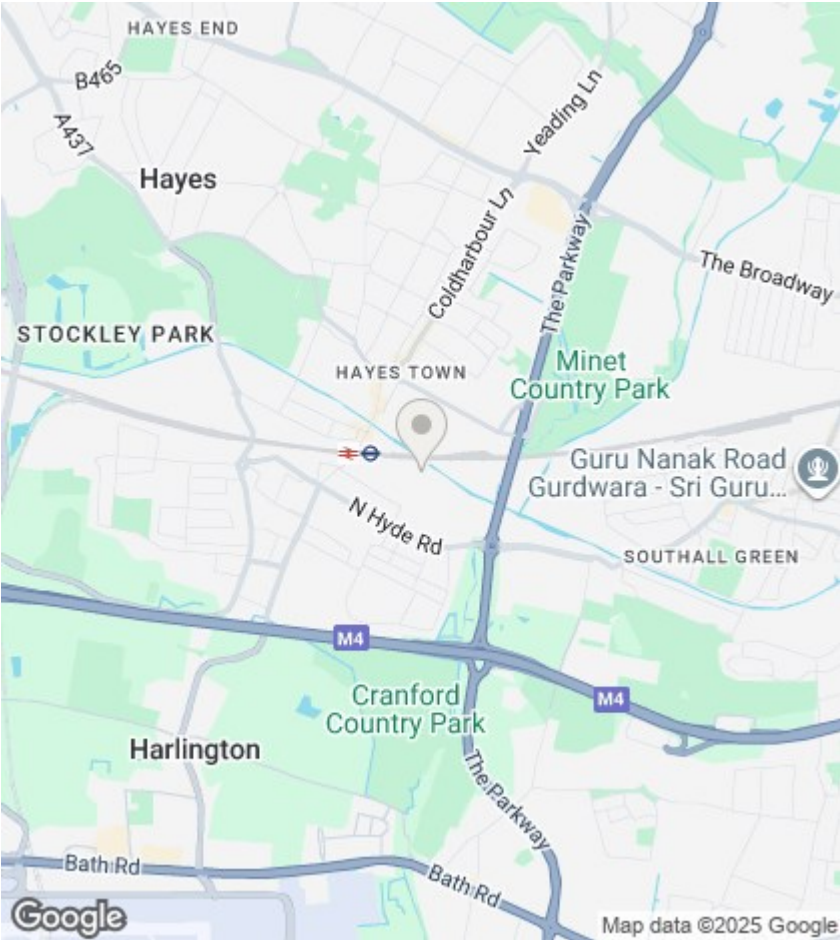
The property is situated in a desirable location, making it an ideal choice for those seeking a blend of modern living and accessibility. With its fresh design and thoughtful layout, this flat is perfect for first-time buyers, small families, or investors looking for a promising opportunity.

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



Floorplan

Living/Dining
17' 2" x 10' 7"

Kitchen
6' 1" x 12' 0"

Bedroom 1
11' 1" x 11' 0"

Bedroom 2
12' 10" x 8' 6"

Bathroom
6' 8" x 7' 2"

En suite
5' 1" x 7' 2"

Total Home Area

718 sq ft