



## 28 Sheringham Court, 11 Clayton Road, Hayes, Middlesex, UB3 1AX

### Stunning 2-Bedroom Flat with Private Roof Terrace!

Discover this newly refurbished, spacious 2-bedroom flat in a coveted location, just a leisurely 2-minute stroll from the Elizabeth Line Station (Hayes and Harlington Mainline Station, Zone 5)!


Featuring a beautifully designed open-plan living area with a modern kitchen, a generously sized family bathroom complete with a shower/bath, and a sprawling private roof terrace spanning approximately 50 square meters. The property is offered unfurnished and will be ready for occupancy starting September 20th.

Parking is also available by separate arrangement with landlord

Don't miss out - call now to secure your viewing!

- 50sqm roof terrace
- Parking available
- Newly refurbished
- Walking distance from Elizabeth line

**£1,895**

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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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