

### Uxbridge Road, Hayes, UB4 0RR

Approx 5 years old is this luxury top floor / penthouse ideally located for shops & public transport. Offered for sale in excellent condition throughout accommodation comprises entrance hall, open plan living room / kitchen, 2 double bedrooms, en suite to master and family bathroom. The property further benefits from video Entryphone system, gated allocated parking and private balcony enjoying panoramic views of the borough...AN IDEAL FIRST TIME BUY OR RENTAL INVESTMENT

**£299,950**

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Legion House Uxbridge Road, Hayes, UB4 0RR

entrance hall



open plan living room / kitchen



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Legion House Uxbridge Road, Hayes, UB4 0RR

private balcony



bedroom 1



bedroom 2

en suite shower room

Legion House Uxbridge Road, Hayes, UB4 0RR

family bathroom



floorplan

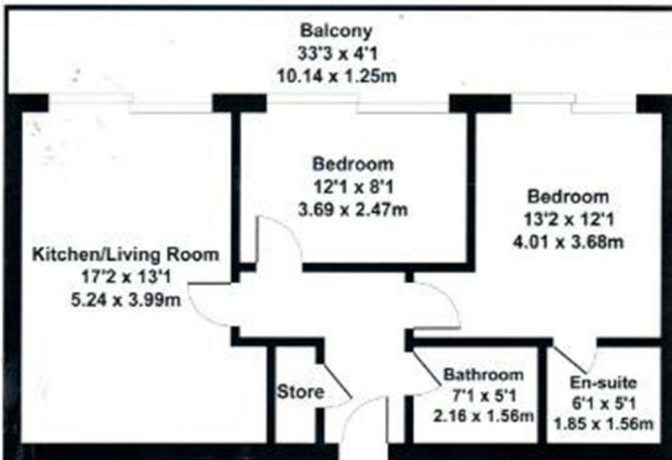
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Uxbridge Road, Hayes  
£300,000

Floorplan 1

### Legion House

Approximate Gross Internal Area  
502 sq ft - 56 sq m



Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.

# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		

**England & Wales**

EU Directive  
2002/91/EC



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