



Melbourne House, Hayes, Middlesex, UB4 9LL

CASH BUYERS ONLY! EXCELLENT BUY-TO-LET INVESTMENT OPPORTUNITY!

Strategic location for amenities in Central and West London for this Eight floor 1 Double Bedroom flat with a private balcony boasting panoramic views of West London where you can even 'pin point' the iconic Wembley Stadium. Local shops are on hand as are a choice of schools and transport links for Northolt station, Ealing, Southall, Heathrow & Hayes Town (Hayes & Harlington underground Elizabeth line station). This property has a lift service and is accessed throughout via a residence fob / entry phone system. With gas central heating and double glazed windows this spacious apartment is available with NO UPPER CHAIN and consists of a an entrance hall, lounge/diner, private balcony, separate kitchen, double bedroom and bathroom. Outside has access to an enclosed childrens play area and a communal garden ideal for BBQ etc + your own ground floor storage shed.

CASH BUYERS ONLY!

Asking Price £170,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

Flat 61 Melbourne House, Hayes, Middlesex UB4 9LL

Ground Floor Communal Entrance / Lifts



8th Floor Lifts / Hallway



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Front Door



Kitchen



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Lounge



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Private Balcony Panoramic Views



Bedroom



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Bathroom



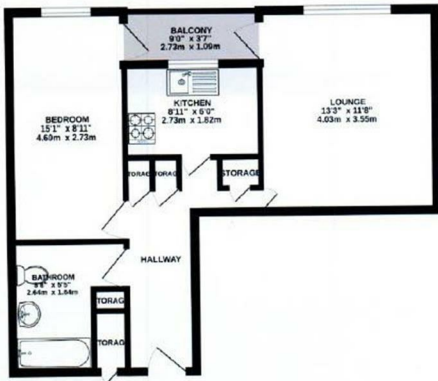
Ground Floor Allocated Storage



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Floor Plan

468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 468 sq.ft. (43.5 sq.m.) approx.

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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>64</p>	<p>72</p>

England & Wales

EU Directive
2002/91/EC



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