



### Grosvenor Avenue, Hayes, Middlesex, UB4 8NW

NO SERVICE CHARGES AND 930 YEARS LEASE REMAINING for this well presented and spacious 2 double bedroom first floor maisonette situated in a much sought after residential area of North Hayes convenient for a choice of schools, Kingshill shopping parade and Post Office with transport links available for Northolt, Ealing, Southall, Uxbridge, Heathrow, A40/M25/M4 and Hayes Town (Hayes & Harington station with Cross Rail now open).

The property has gas central heating and double glazed windows and its own private enclosed rear garden, lounge/diner, modern fitted kitchen, loft storage space, 2 double bedrooms and a modern bathroom (inc. plumbed shower unit).

Excellent first time buy or rental investment.

**£315,000**

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)



190 Grosvenor Avenue, Hayes, Middlesex UB4 8NW

Lounge/Diner



Kitchen



190 Grosvenor Avenue, Hayes, Middlesex UB4 8NW

Bedroom 1



Bedroom 2





190 Grosvenor Avenue, Hayes, Middlesex UB4 8NW

Bathroom

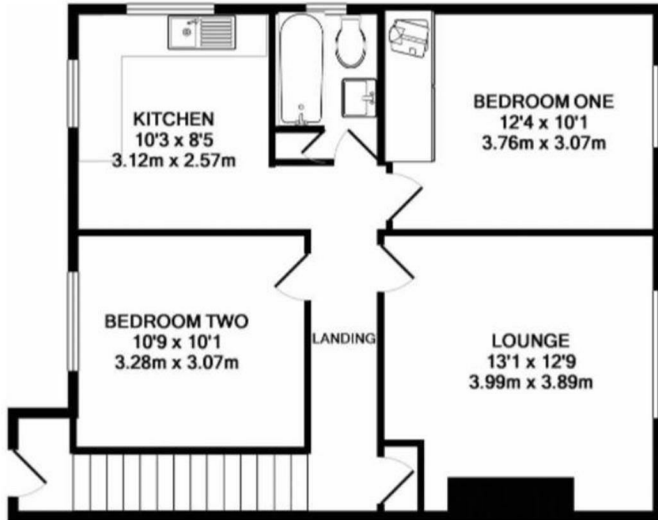


Outside



190 Grosvenor Avenue, Hayes, Middlesex UB4 8NW

Floor Plan



TOTAL APPROX. FLOOR AREA 626 SQ.FT. (58.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 02017

# 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>	<p>66</p>	<p>77</p>

**England & Wales**

EU Directive  
2002/91/EC



190 Grosvenor Avenue, Hayes, Middlesex UB4 8NW

