



### Heatherwood Drive, Hayes, UB4 8TN

An outstanding DOUBLE bedroom 1st floor flat benefitting from a 950 year lease and NO ONWARD CHAIN! Situated within this modest and popular 1980's development set back from Charville Lane with excellent transport links for Uxbridge , Northolt, Ealing, A40 London and Hayes Town (Hayes & Harlington Elizabeth line underground station). The property is beautifully presented and would make an Ideal First Time Buy or Rental Investment. With an entry phone system, carpeted communal entrance with stairs to both floors, this property has electric Economy 7 heating and double glazed windows, an entrance lobby with storage cupboard, lounge with an alcove window (space for a dining table), modern kitchen and bathroom with stairs up to a double bedroom with eaves storage. Outside has communal gardens and a residence only car park with 1 allocated space.

**Asking Price £199,950**

Tel: 020 8573 9922 Fax: 020 8569 3495

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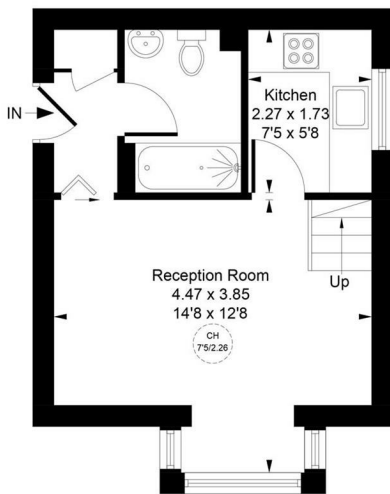
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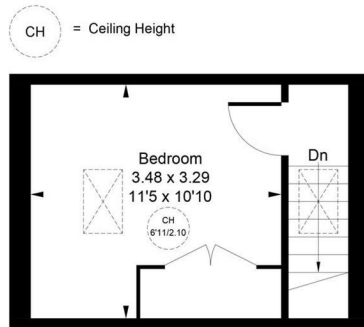
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Approximate Gross Internal Area  
40.53 sq m / 436 sq ft



First Floor



Second Floor

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 purchase.  
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# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC 

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