



### Hammet Close, Hayes, Middlesex, UB4 9RR

**NO UPPER CHAIN + 151 YEARS LEASE REMAINING FOR THIS SPACIOUS 2 DOUBLE BEDROOM 1ST FLOOR FLAT SET WITHIN A SMALL AND MODERN DEVELOPMENT OFF WILLOW TREE LANE.**

This property would make an ideal first time buy or buy-to-let rental investment and the accommodation with electric heating has an entry phone system to just 2 ground floor and 2 first floor flats. lounge, fitted kitchen, 2 double bedrooms (master has built-in wardrobes) and a modern bathroom with electric shower unit. Outside has communal gardens and a residence car park with 1 allocated space. Hammet Close is conveniently located for easy access to the Hayes-by-pass linking M4 and A40 London, M25 together with walking distance to local shops, schools and a Tesco Superstore.

Transport links are close by for Northolt central line station, Ealing, Southall and Hayes Town (Hayes & Harlington Elizabeth line underground station - Paddington within 20 minutes).

**Offers In Excess Of £260,000**

**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)



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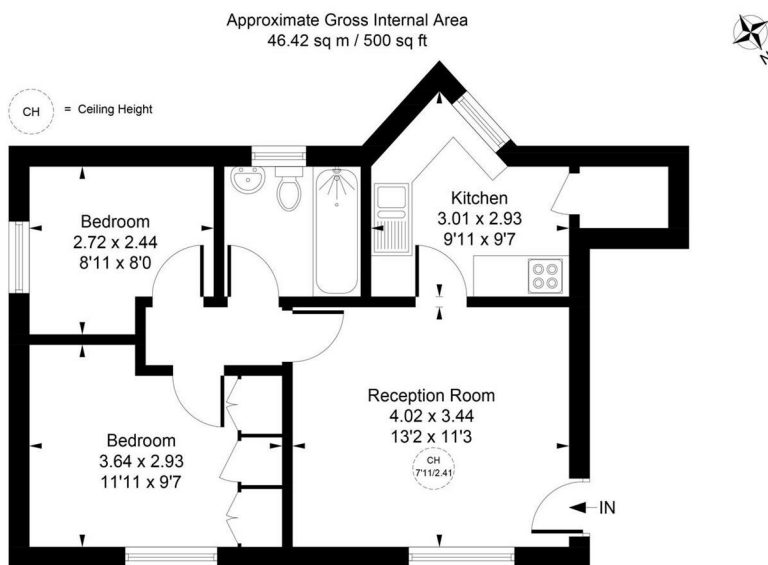




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First Floor

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
<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>72</p>	<p>78</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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