



577 Farine Avenue,, UB3 4QP

£496 Per Week

TWO BED TWO BATH 9TH FLOOR APARTMENT WITH ITS OWN PARKING SPACE LOCATED IN "HAYES VILLAGE" THE FORMER HISTORIC "NESTLE" FACTORY SITE IN UB3

Our apartment is set over 732 square feet and comprises a dual aspect reception room with access to a balcony with roof top views, open plan fully fitted kitchen, master bedroom with en-suite and a further double bedroom and bathroom

Hayes village residents enjoy an easy commute into London via the Elizabeth line and access to Heathrow as well as local parks and walks such as Grand Union and Minet country park as well as facilities including a gym, communal gardens and a running track.

FURNISHED
INCLUDES PARKING
AVAILABLE END OF SEPT

- HAYES VILLAGE
- SET OVER 730 SQUARE FEET
- COMM GDNS, GYM & RUNNING TRACK
- GRAND UNION AND COUNTRY PARK NEARBY
- FORMER SITE OF HISTORIC NESTLE FACTORY
- FURNISHED
- ELIZABETH LINE TO CENTRAL LONDON
- 2 BEDS AND 2 BATHS
- PARKING SPACE INCLUDED
- CLOSE TO HEATHROW



WATERWAY APARTMENTS



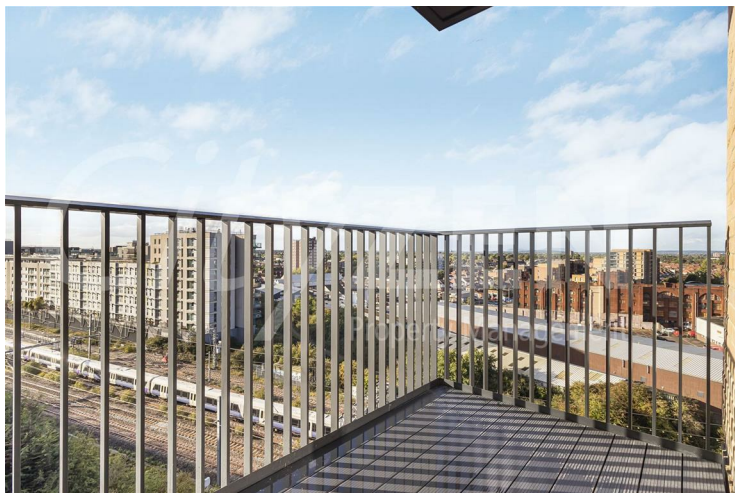
HALLWAY



WATERWAY APARTMENTS



KITCHEN



BALCONY



CANAL SIDE DEVELOPMENT



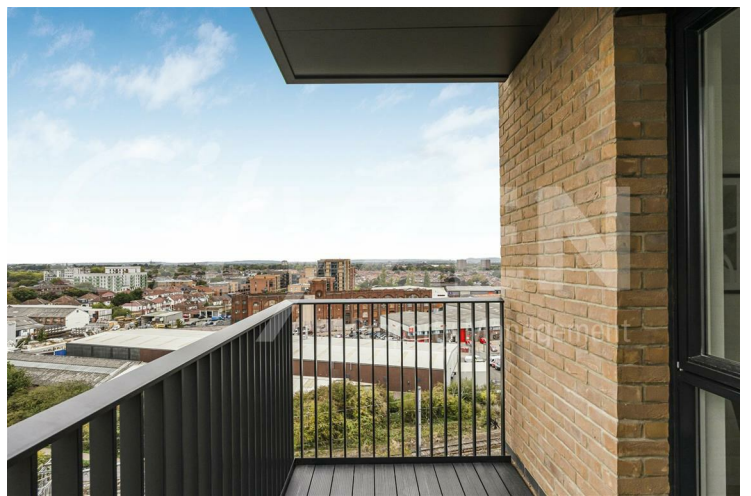
BATHROOM



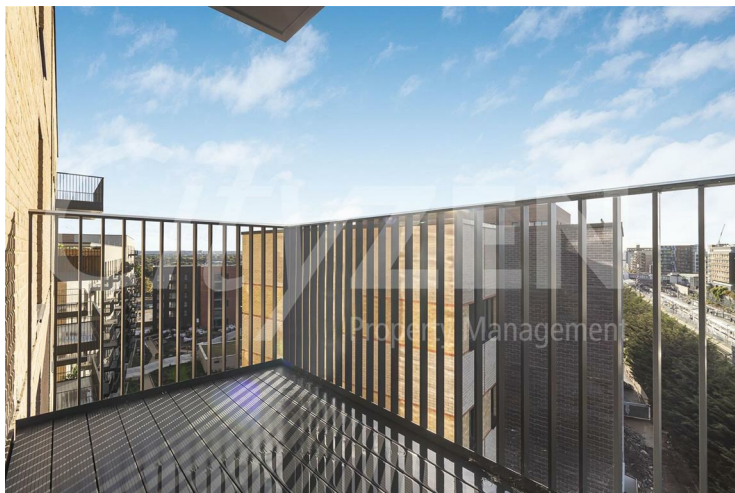
WATERWAY APARTMENT



EN-SUITE



BALCONY



BALCONY



BEDROOM



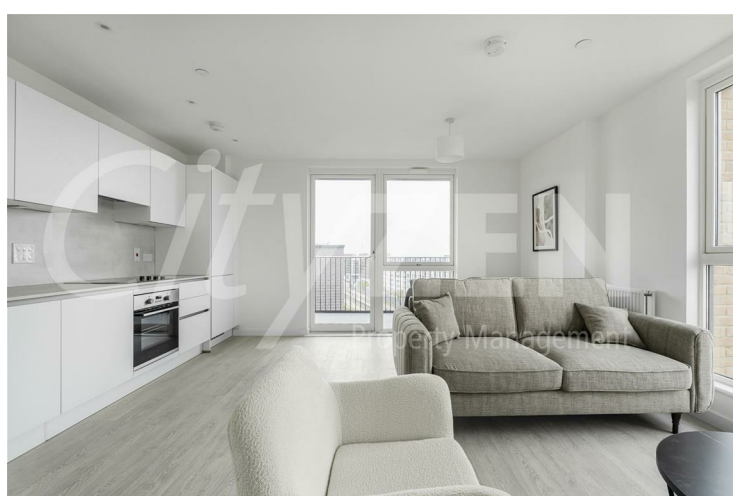
ROBUSTA COURT



RECEPTION



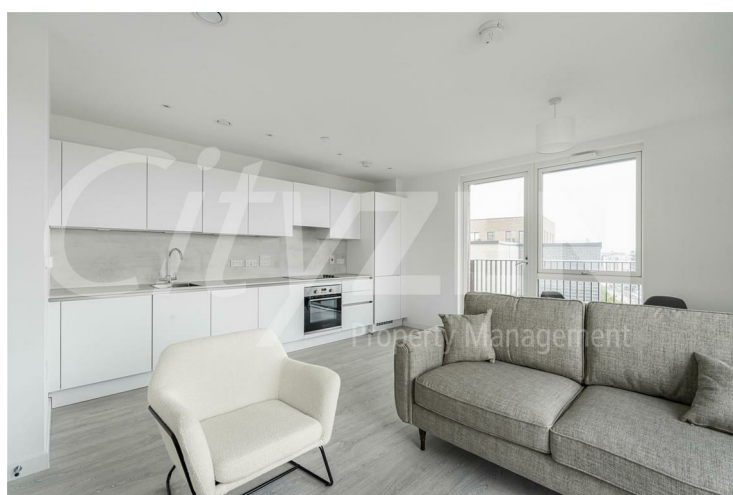
BEDROOM



RECEPTION



BATHROOM



RECEPTION

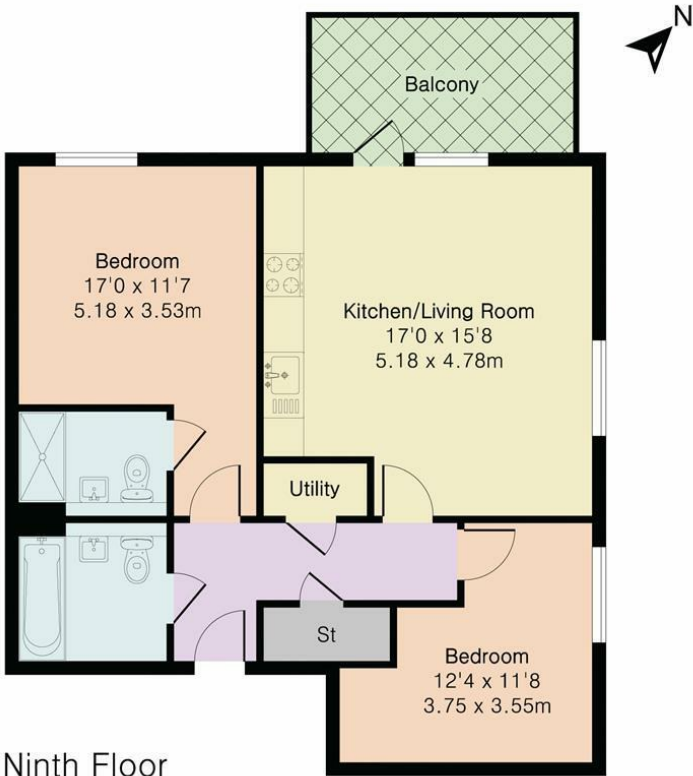


KITCHEN

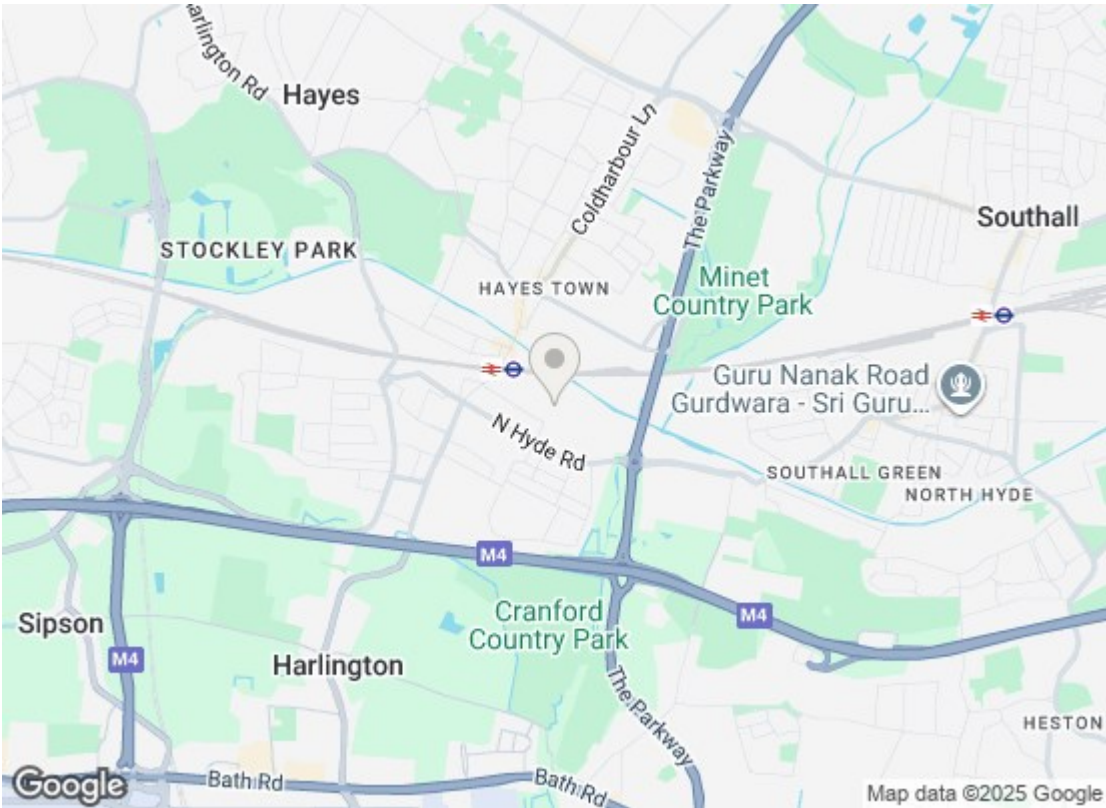


HALLWAY

Approximate Gross Internal Area 732 sq ft - 68 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.