



LAWRENCE RAND



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Marina Approach, Hayes, Middlesex, UB4 9TB

£625,000

Key features:

- Terraced mews five-bedroom house
- Two balconies
- Modern fitted kitchen
- Four bathrooms
- Living/dining room
- Stunning views of the marina
- No onward chain

**About the property:**

Nestled in the prestigious and sought-after Marina Approach, this stunning five-bedroom mews house comes with no onwards chain, offers an unparalleled combination of contemporary living and picturesque Marina views. Perfectly designed for modern lifestyles, this property is arranged over three spacious floors, boasting light-filled interiors and exceptional attention to detail throughout.

The property has a modern fitted kitchen equipped with a range of sleek wall and base units, ample work surfaces and integral appliances. The kitchen also features a cozy space for a dining table and chairs. Flowing effortlessly from the kitchen is the tranquil living/dining room thoughtfully designed accommodation that combines comfort and elegance. The first floor is home to three well-proportioned bedrooms, and a modern bathroom. Step out onto one of the private balconies to soak in the serene marina vistas—an idyllic backdrop for any time of day. On the third floor, you'll find the generously sized principal bedroom, a true retreat that exudes luxury and comfort. This beautiful space is enhanced by a freestanding roll-top bath, perfect for unwinding after a long day, adding a touch of opulence to this already impressive home.

Combining stylish interiors with an exclusive location, this immaculate mews house is perfect for those seeking a contemporary lifestyle with stunning waterfront views. This property also comes with private parking.

Location:

Marina Approach is within easy reach of local shops, schools, Yeading Marina and bus links into Uxbridge Town Centre with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station.

Verified Material Information:

Council tax band: F

Council tax annual charge: £2692.31 a year (£224.36 a month)

Tenure: Freehold

Property construction: Standard form

Energy Performance rating: D

Suppliers:

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing and Underfloor heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Additional information:

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

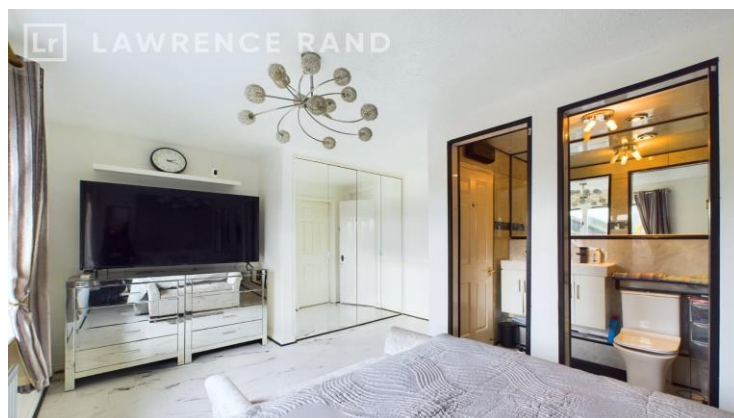
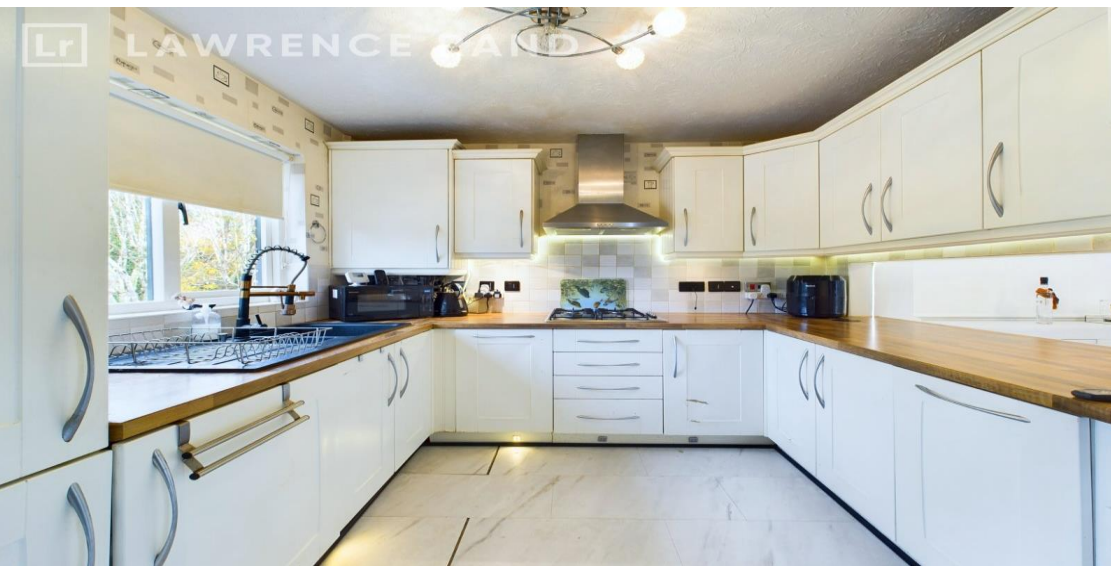
Coal mining area: No

Non-coal mining area: Yes


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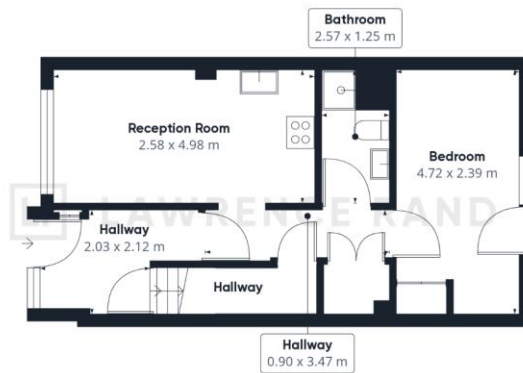
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



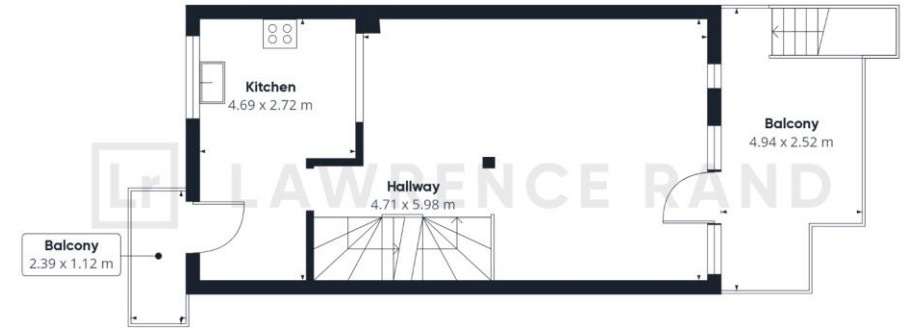




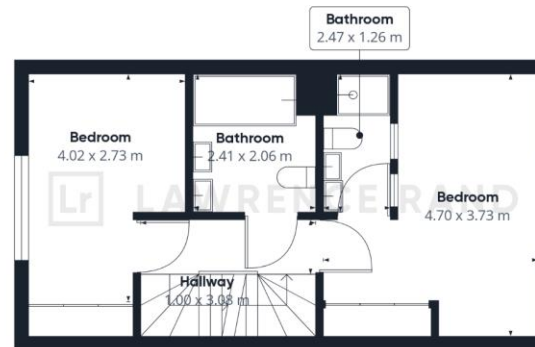
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	72	82
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



Ground Floor



Floor 1



Floor 2



Floor 3

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.