

45, Powerhouse Lane

Hayes • • UB3 1FN
Offers In Excess Of: £430,000



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Embrace urban sophistication in this refined 2 bedroom apartment at Powerhouse Lane, close to the Elizabeth line. Seamlessly blending modern design with unparalleled convenience, it offers more than just a home—it's a vibrant embodiment of city living at its finest. This property is made up of an entrance hall, 18ft living room, 14ft kitchen, 12ft bedroom with fitted wardrobes, 13ft second bedroom and family bathroom.

The flat boasts two private balconies while the development offers a new urban village maximising green and open space, four interconnected landscaped gardens with raised lawns and places to relax.

Prime location for Hayes & Harlington station

Two bedrooms

Fitted Kitchen

Open-plan spacious lounge

Full height windows

17ft Lounge

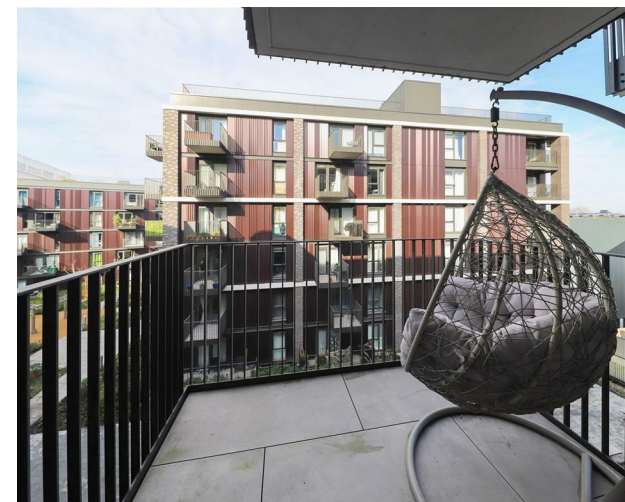
13ft Kitchen

13ft main bedroom

Underground parking

Communal Rooftop terrace

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

Embrace urban sophistication in this 2 bedroom apartment, a stone throw from Elizabeth line. Seamlessly blending modern design with unparalleled convenience, it offers more than just a home—it's a vibrant embodiment of city living at its finest.

Outside

Powerhouse Lane boasts landscaped gardens with raised lawn. Enjoy peace of mind with a secure living environment.

Location

Seamlessly connected by the Elizabeth Line, close to serene parks, shopping options and local attractions, this modern 2-bedroom flat offers an unmatched blend of convenience, culture and contemporary living at the heart of Hayes' regeneration. Find your essentials right within the building at the Tesco Express, and discover more options with the Asda Superstore and Lidl within a short walk. Plus, indulge in retail therapy at the nearby Lombardy Retail Park or the Chimes Shopping Centre.





Schools:

Botwell House Roman Catholic Primary School 0.4 miles
 Harlington School 1.0 mile
 Pinkwell Primary School 1.1 miles



Train:

Hayes & Harlington Station 200ft
 Hillingdon Station 2.9 miles
 West Drayton Station 3.3 miles



Car:

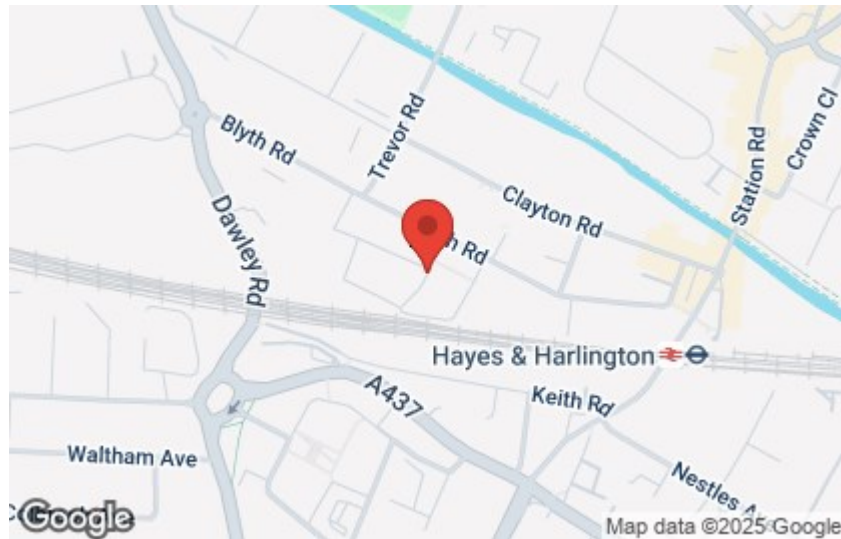
M4, A40, M25, M40



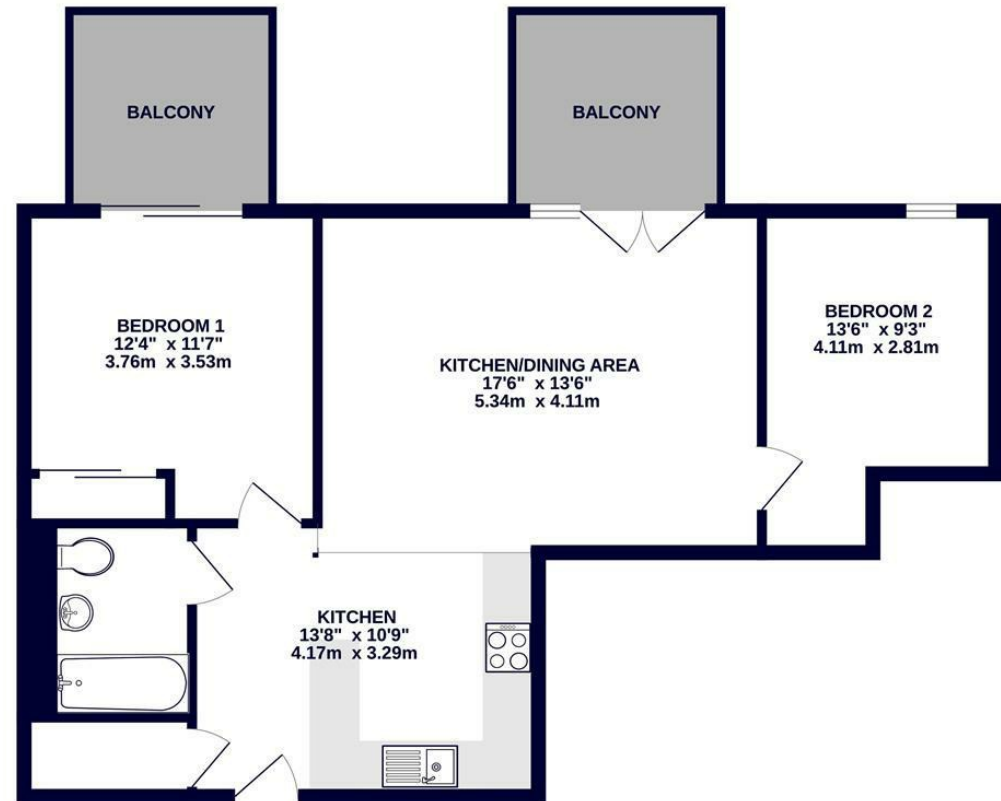
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



5TH FLOOR
 690 sq.ft. (64.1 sq.m.) approx.



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TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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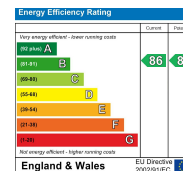
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 est 1986

01895 230 103

109 Hillingdon Hill, Hillingdon Village,
 Middlesex, UB10 0JQ

hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk



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