



## 7 Gramophone Lane, Hayes, UB3 1FP

Guide Price £360,000

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**SIXTH FLOOR - ONE BEDROOM - ENSUITE BATHROOM - FITTED KITCHEN - PRIVATE BALCONY - COMMUNAL GARDEN - ALLOCATED PARKING - LIFT ACCESS - CHAIN FREE**

Henry Wiltshire are pleased to present this modern and well appointed one bedroom apartment, ideally situated on Gramophone Lane, just moments from the peaceful Grand Union Canal Walk.

The property features a bright open plan living space complemented by stylish, contemporary interiors, creating a comfortable and practical layout for modern living. A standout feature is the private balcony, offering ample space for outdoor seating perfect for relaxing or entertaining.

Powerhouse Lane is ideally located, providing easy access to a range of local amenities, well regarded schools, and the open green spaces of Lake Farm Country Park. The Grand Union Canal and River Thames pathways are also within easy reach, along with excellent transport links including multiple bus routes and Hayes & Harlington station.

Positioned under a mile from Hayes Town Centre, residents can enjoy a vibrant selection of cafés, bars, and restaurants. The development forms part of the iconic Old Vinyl Factory regeneration, which includes a cinema, live music venue, and interactive exhibitions celebrating the site's rich musical heritage.

Hayes & Harlington station is approximately a 10 minute walk away, offering fast connections to London Paddington in around 20 minutes via the Elizabeth Line, while Heathrow Airport is just a short 10 minute drive.

This property presents an excellent opportunity for both first time buyers and investors alike.

- One Bedroom
- Private Balcony
- Allocated Parking
- Service Charge - £1500
- Lease Remaining - 992 years
- En Suite
- Communal Garden
- Lift Access
- Ground Rent - £0
- Chain Free

