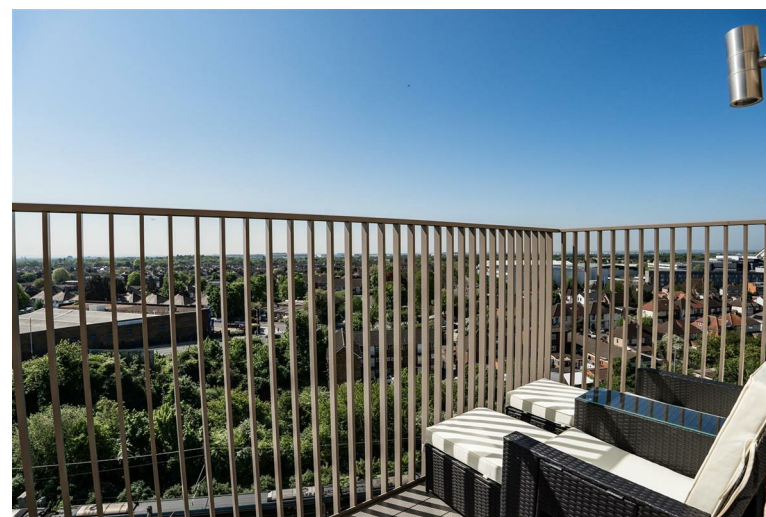


Flat 55, 34 Blyth Road, Hayes, UB3 1FF  
**OFFERS IN EXCESS OF £425,000**



## PROPERTY DESCRIPTION

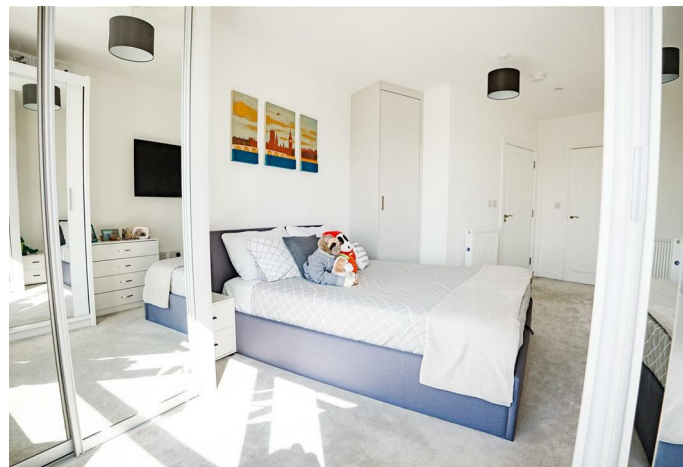
Gateway is delighted to bring to the market this exceptional two-bedroom flat, part of a modern apartment complex in Hayes, West London.

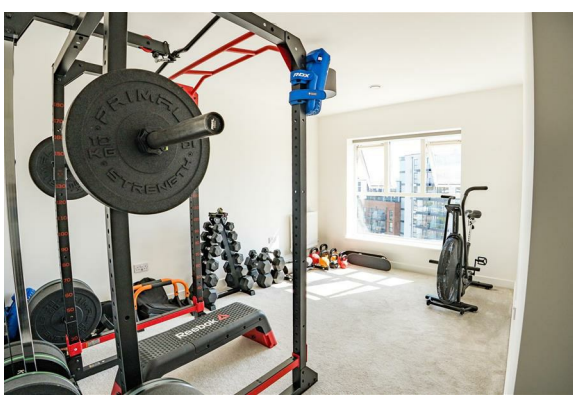
Benefitting from contemporary features throughout, this stylish property boasts a modern, open plan living area with a stunning fitted kitchen and a private balcony, along with two excellent sized bedrooms, with the master complemented by an en-suite bathroom.

Part of the Bluenote Apartments development built in 2021, this apartment has the luxury of a large parking space with its own unloading area, concierge services, and excellent transport links into Central London and beyond.

A must-view property. Call Gateway today to arrange a viewing!

- **Items of furniture included within the price**
- **Stunning Two Bedroom Apartment**
- **Modern Bathroom and En Suite to Master**
- **Open Plan Living & Kitchen**
- **Secure Underground Parking**
- **Luxury Flooring Throughout**
- **Private Balcony**
- **Private Communal Courtyard**
- **Lift Access**
- **Superb Transport Links**





## ROOM MEASUREMENTS

### Entrance Hall

Featuring LVT parquet flooring and smooth ceiling

### Kitchen/Reception Room

18'11" x 18'6"

Featuring LVT parquet flooring and smooth ceiling throughout.

Open plan kitchen featuring integrated Oven, fridge freezer, electric hob and slim line dishwasher.

Lounge and dining area with ample space for furniture.

The room also benefits from ventilation system, electric blinds and access to the South facing balcony.

### Bedroom One

19'10" x 9'11"

Featuring carpeted flooring, smooth ceiling and built in wardrobe with access to en-suite bathroom.

### En Suite

7'1" x 5'4"

Fully tiled bathroom with shower cubicle, wash basin and toilet.

### Bedroom Two

14'11" x 11'6"

Featuring carpeted flooring and smooth ceiling

### Family Bathroom

8'6" x 7'2"

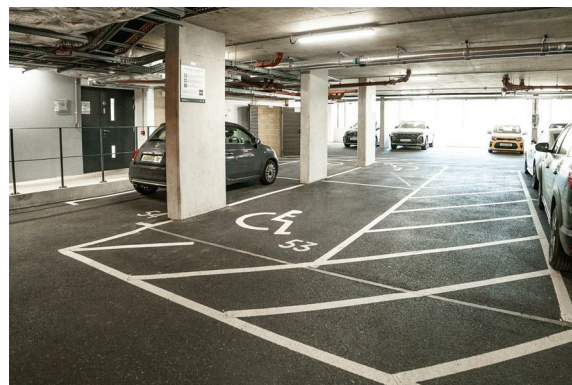
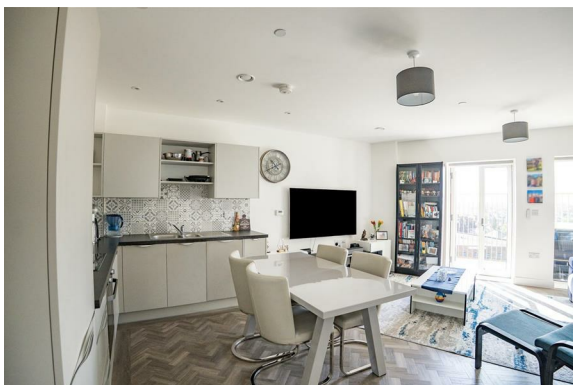
Featuring bath with overhead shower, wash basin and toilet. Tiled flooring and heated towel rail.

### Allocated Parking

The property benefits from a large allocated parking bay in the building's secure underground car park

### Service Charge

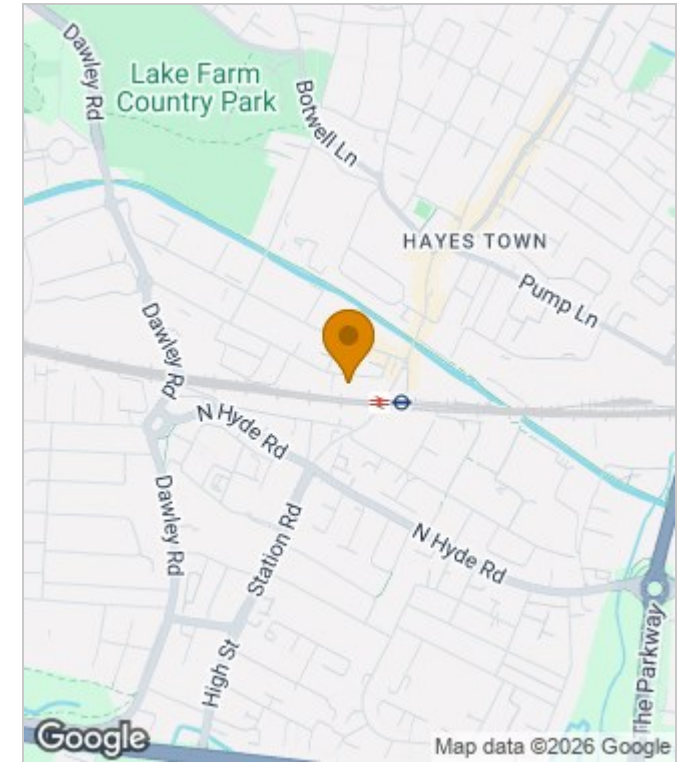
Annual Service Charge - £2858.64



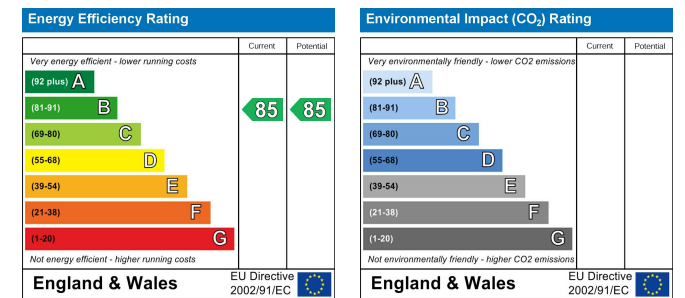
## FLOOR PLANS



## AREA MAP



## ENERGY PERFORMANCE GRAPH



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.