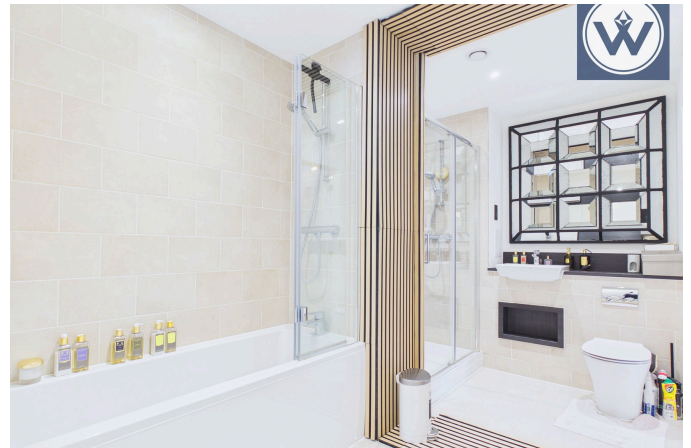


Maya House, Farine Avenue, London, UB3 4GB

Guide Price £515,000

2 2 1



TWO BEDROOM - CONVERTED 1 BATHROOM - THIRD FLOOR - PRIVATE BALCONY - COMMUNAL AREA - WORKOUT AREA - RESIDENTIAL GYM - PERMIT PARKING - LEASEHOLD - CHAIN FREE

Henry Wiltshire are proud to present this exceptional third-floor apartment, set within the prestigious Maya House, part of the highly desirable Hayes Village development, UB3.

Finished to an impeccable standard throughout, this elegant residence offers refined contemporary living, combining sophisticated design with carefully considered detail. The expansive open plan living and dining area is bathed in natural light, seamlessly connecting to a sleek, fully integrated kitchen perfectly suited for both entertaining and modern day living.

Step out onto the private balcony, where tranquil green surroundings create a serene escape from the pace of city life ideal for morning coffee or evening relaxation.

The property features two generously sized double bedrooms, including a luxurious principal suite complete with a bespoke dressing area and high-quality fitted wardrobes. The bathroom

has been intelligently reconfigured into a full length, hotel style space, offering both comfort and versatility, with the option to revert to an en-suite or Jack and Jill layout if desired.

Residents of Hayes Village enjoy an exclusive lifestyle, with access to:

- Allocated private parking
- A fully equipped residents-only gym
- Beautifully landscaped grounds
- Scenic canal side walks, running trails, and peaceful seating areas

Perfectly positioned for connectivity, lifestyle, and long-term value, this apartment represents an outstanding opportunity for discerning buyers, professionals, and investors seeking a premium London residence.

- Maya House
- One Bathroom
- EPC - B
- Lease Remaining - 991 years
- Ground Rent - £0
- Two Bedroom
- Third Floor
- Permit Parking
- Service Charge - £2,300 per year
- Chain Free

