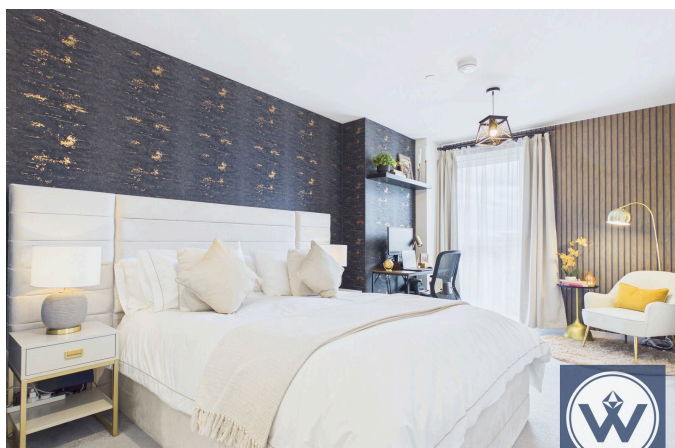


Mortise House, Hayes, UB3 3FL

Guide Price £430,000

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EIGHTH FLOOR - TWO BEDROOM - TWO BATHROOM - LIFT ACCESS - COMMUNAL GARDEN - CHAIN FREE - LEASEHOLD - SOUTHWEST FACING WINDOWS

Henry Wiltshire are delighted to present this exceptional 846 sq ft, two-bedroom, two-bathroom apartment, situated on the eighth floor and offering a truly distinctive living experience. Designed with premium living in mind, this impressive property features a one-of-a-kind layout, sophisticated contemporary interiors and unobstructed south-west-facing views, creating a home that stands apart from the ordinary.

At the heart of the apartment is a beautifully designed open-plan living space, seamlessly integrating the lounge, kitchen and dining area. The thoughtfully incorporated dining space enhances both the functionality and flow of the layout, providing an elegant setting for entertaining guests or enjoying everyday life. Floor-to-ceiling windows maximise natural light throughout the day, while the south-west-facing aspect offers an appealing outlook and the opportunity to enjoy afternoon and evening sunshine. Direct access to the private balcony provides the perfect place to relax and take in the uninterrupted views.

The contemporary fitted kitchen has been carefully designed to complement the apartment's premium aesthetic, featuring sleek cabinetry, integrated appliances and generous worktop

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space. The integrated dining area further enhances the sense of considered design, making excellent use of the available space without compromising on style.

Both bedrooms are well-proportioned doubles, offering comfortable and versatile accommodation. The principal bedroom benefits from a walk-in wardrobe which can easily be removed to restore the second bedroom to its original dimensions of 15'11" x 9'2", this option creates a private retreat with a touch of luxury. The apartment also features a contemporary en-suite to the principal bedroom, alongside a further modern bathroom serving the second bedroom and visiting guests.

Additional benefits include ample storage, secure entry, lift access, bicycle storage and well maintained communal areas.

Ideally positioned for convenient access to local shops, cafés, restaurants and excellent transport links, the apartment is just a seven-minute walk from Hayes & Harlington Elizabeth line station, providing convenient connections into central London and beyond. Its elevated position, premium feel and unusual layout make it an appealing choice for professionals, first-time buyers, downsizers and investors seeking something a little different.

A rare opportunity to acquire a thoughtfully designed apartment where elevated living, generous proportions, natural light and uninterrupted south-west-facing views come together.

Incredibly energy-efficient, the flat features large, south-facing windows that flood the space with natural warmth during the winter months. The current owner reports that the property retains so much warmth from the sunshine that they have never needed to turn the heating on.

- Eighth Floor
- Lift Access
- Communal Garden
- EPC - B
- Service Charge - £2,423 pa
- Two Bedroom
- Private Balcony
- Lease 993 years Remaining
- Council Tax Band - C
- Ground Rent - £0 pa

