charrison davis









Montreal House, Ayles Road, Hayes, UB4 9HH

CHARRISON DAVIS OFFER FOR SALE THIS SPACIOUS 2 DOUBLE BEDROOM SECOND FLOOR FLAT WITH A PRIVATE BALCONY – 103 YEAR LEASE. An impressive and particularly spacious two double bedroom second floor purpose-built flat, ideally situated within this popular residential location, close to St Raphael's Church, St Raphael's Catholic Primary School and the open green spaces of Greenway Recreation Grounds. Well presented throughout, this attractive property offers well-proportioned accommodation comprising- communal entrance with entry phone security system, staircase to the 1st and 2nd floors. The flat itself has a private entrance hall with doors leading to all rooms. Spacious lounge provides ample room for both comfortable seating and a dining table, together with the added benefit of a private walk-on balcony. There is also a separate modern fitted kitchen, two excellent double bedrooms, with the master bedroom benefiting from two built-in wardrobes, and a bathroom fitted with an additional electric shower. There is also ample loft storage space.
Further benefits include a new Worcester boiler and heaters plus a useful lockable storage cupboard immediately outside the flat, communal lawned grounds and additional lockable storage at ground floor level.
The property is offered with a 103-year lease and an annual service charge of approximately £1,350, making this an excellent opportunity for first-time buyers or investors seeking a buy-to-let investment.
Montreal House is conveniently located on Ayles Road, providing excellent transport links for Northolt Central Line station, Hayes & Harlington Elizabeth Line station, the A40 for London, and the A312 providing access to Heathrow Airport and the M4 towards London.

Asking Price £279,950

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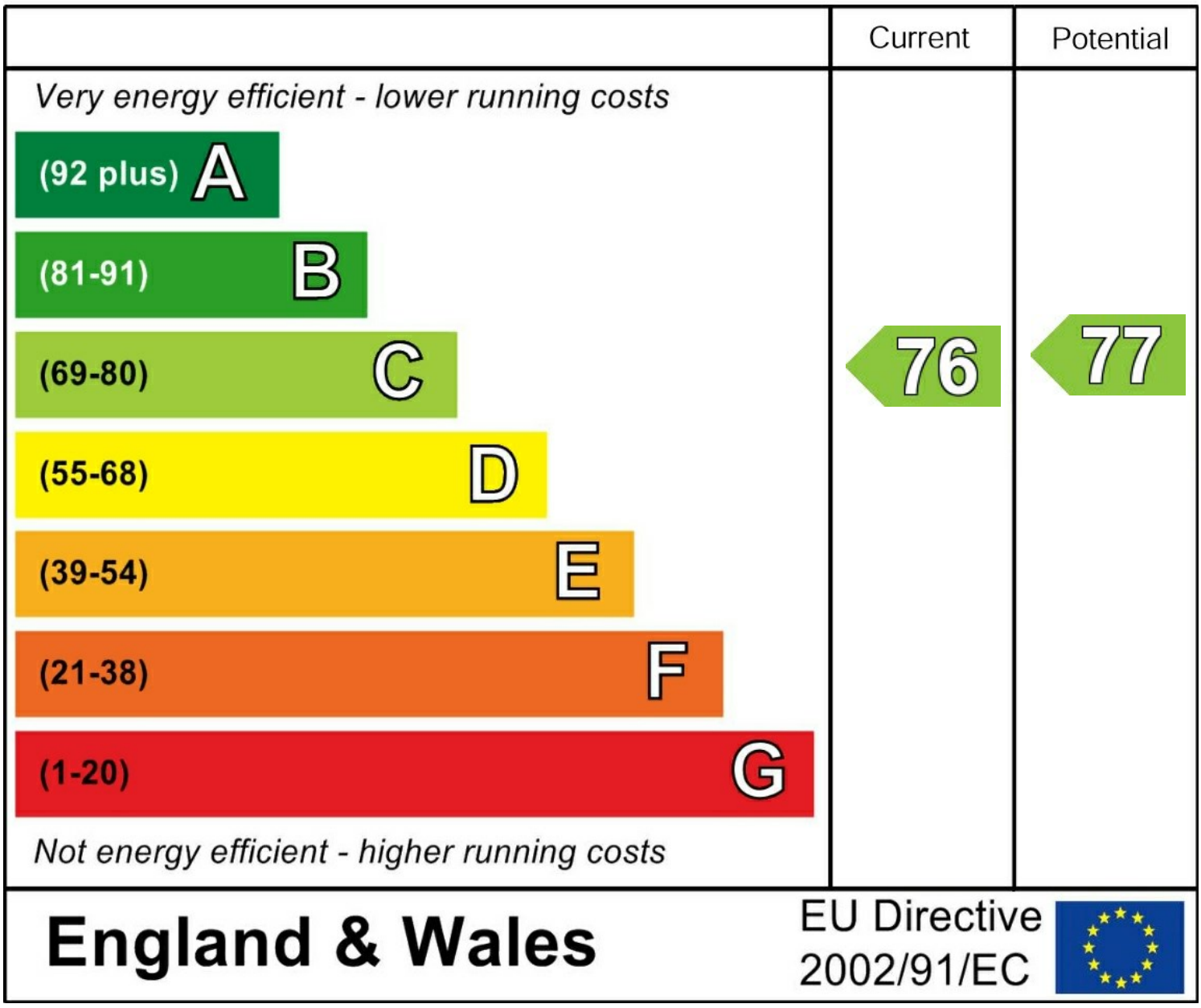


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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Energy Efficiency Rating



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