



## 57 Farine Avenue, , Hayes, UB3 4GN

- Tenth Floor Apartment
- Two Bathrooms
- Unfurnished
- Electric Heating
- Walking Distance from Local Amenities, Schools & Transport Links
- Ready to Move In
- Open Plan Living Area
- Modern Condition
- Underground Allocated Parking
- EPC Rating: B/Council Tax Band: C

**£2,000 Per Month**



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## DESCRIPTION

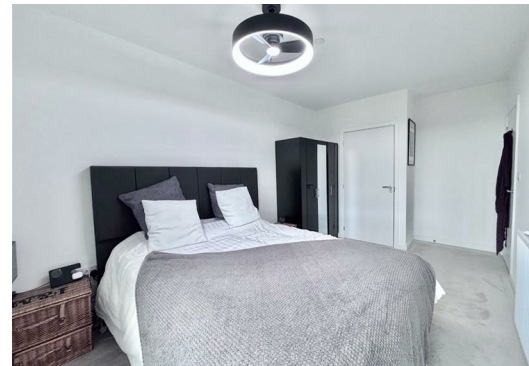
This well-presented tenth-floor apartment is offered in great condition throughout and is ready to move into, making it an ideal choice for both homeowners and investors alike. The property features two spacious bedrooms and two modern bathrooms, designed for comfort and convenience.

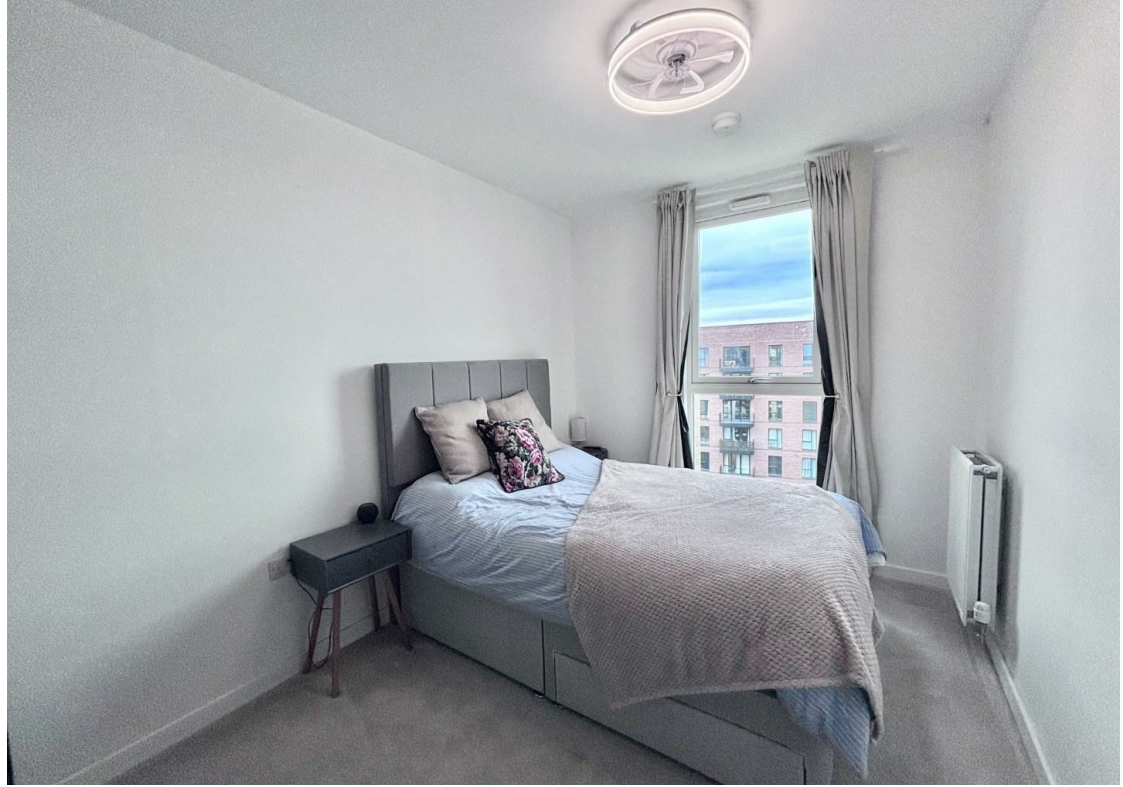
At the heart of the home is a bright and airy open plan living area, complemented by a private balcony that offers excellent natural light and elevated views. The space flows seamlessly into a fitted modern kitchen, fully equipped and ideal for both everyday living and entertaining.

The apartment is unfurnished and maintained to a modern standard throughout, with electric heating ensuring efficient and reliable warmth. Further benefits include underground allocated parking, providing secure and convenient access.

Ideally located in a well-connected part of London, the property is within walking distance of a variety of local amenities including supermarkets, cafés, gyms, and restaurants. Residents benefit from close proximity to highly regarded local schools and green spaces. Excellent transport links are easily accessible, with nearby Underground and National Rail stations offering direct routes into Central London, alongside frequent bus services serving the surrounding areas.

EPC Rating: B/Council Tax Band: C





**Tenth Floor Apartment**  
**Total Internal Area: 721sq ft (66sq.m.)**  
**Balcony:**  
**65sq ft (6 sq.m.)**



**Viewings**

Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

