



- THREE Bedrooms
- Investment Opportunity
- Town Centre Location
- Double Glazing
- Viewing By Appointment Only

- Split Level Maisonette
- No Upper Chain
- Two Reception Rooms
- Gas Central Heating
- EPC Rating E

A large three bedroom split level maisonette finished to a good standard throughout offered to the market with no upper chain.

The property briefly comprises; entrance hallway with doors leading to a modern fitted kitchen with wall & base units, spacious reception room with featured fire place and second reception room. To the first floor there are three well proportioned bedrooms and white suite shower room. To the front there is access to own private patio area.

Kingshill Avenue has multiple amenities and transport links nearby along with secondary and primary schools in a close proximity.

\*Please note this property is located above High Street shops.

Tenure: Leasehold  
149 years remaining

No service charge

The ground rent is peppercorn and therefore not payable.

Local Authority: London Borough Of Hillingdon

Council Tax Band: C

Internet Speed: Download - (up to) 80 Mbps Upload - (up to) 20 Mbps

Mobile Coverage (Indoor):

EE - Good outdoor & in home

Three - Good outdoor & variable in home

O2 - Good outdoor & in home

Vodafone - Good outdoor & in home

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk/>







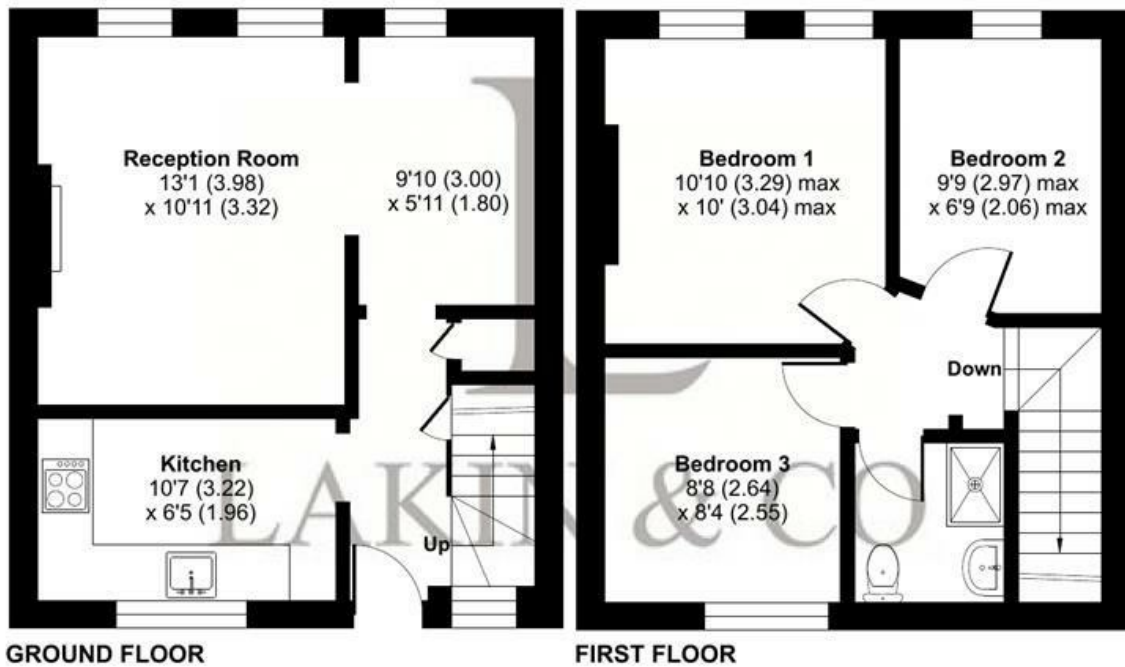
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		49	69
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Kingshill Avenue, Hayes, UB4**

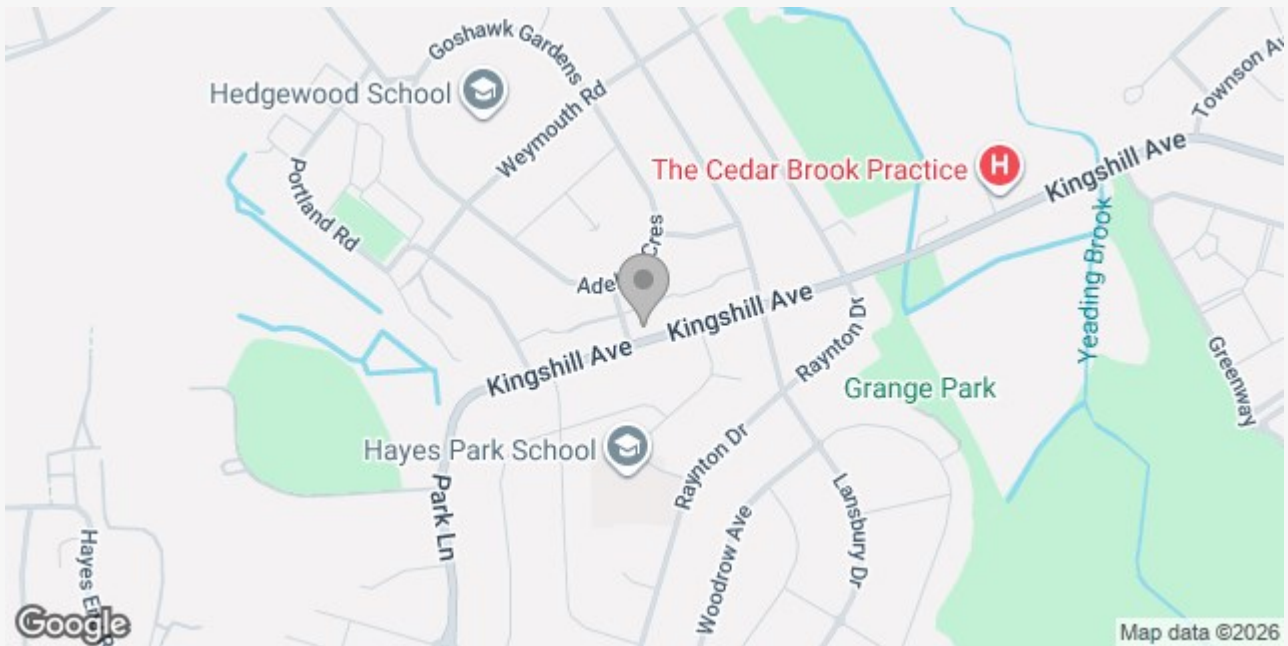
Approximate Area = 702 sq ft / 65.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lakin & Co. REF:1446150

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.