

Perth Avenue, Hayes, UB4 9LW

Guide Price £230,000

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FIRST FLOOR - ONE BEDROOM - ONE BATHROOM - PRIVATE BALCONY - COMMUNAL GARDEN - OFF STREET PARKING - CHAIN FREE

Henry Wiltshire are delighted to present this bright and well-maintained one-bedroom first-floor apartment, ideally situated on the highly sought-after Perth Avenue in Hayes, UB3. Perfectly positioned directly opposite Brookside Primary School, this property offers not only fantastic convenience for young families, but also an excellent opportunity for investors seeking strong rental demand in a family-oriented location.

Step inside and you'll find a generously sized reception room filled with natural light, which opens onto a private balcony ideal for morning coffee or winding down in the evening. The separate kitchen provides ample storage and workspace, while the double bedroom offers comfort and space. The property also benefits from residents' off-street parking, a valuable asset in this well-connected area.

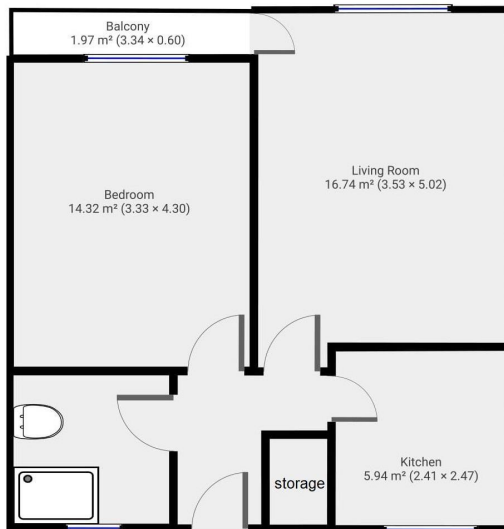
Why this property stands out:

- Located in a quiet, residential neighbourhood with a strong community feel
- Walking distance to schools, local shops, green spaces and public transport
- Excellent road links via A312/M4 with quick access to Heathrow and Central London
- A perfect starter home, downsizer option, or long-term investment
- Whether you're looking to step onto the property ladder, secure a low-maintenance home, or invest in a high-yield location, this apartment ticks all the boxes.

- One Bedroom
- Private Balcony
- Communal Garden
- Lease Remaining
- Chain Free
- One Bathroom
- Residential Parking
- Leasehold
- Service Charge & Ground Rent - £1,500pa

Perth Avenue, UB4

Total Area: 47.6 sq metres approx.



Please note: Whilst every attempt has been made to ensure the accuracy of our floor plans please note that measurements are approximate and no responsibility is taken for any error, omission or misstatement. The floor plans we produce are for representation purposes only and should be used as such by any prospective purchaser. No guarantee is given on the total square footage of the property if quoted on our plans. Any figure given is for initial guidance only and should not be relied on as a basis for valuation purposes.