

Chailey Place

Hayes • Middlesex • UB3 3FE

Guide Price: £295,000



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A luxury ground floor, Manhattan studio apartment with private entrance that has been offered to the market modernised throughout and spacious living. Situated in Chailey Place, just moments from Hayes & Harlington station offering a route to Paddington and the West End in 17 and 37 minutes respectively with the Crossrail line whilst providing easy access to the M4/M25 and Heathrow. There are many local amenities nearby such as Lombardy Retail Park, Hayes Town Centre and highly regarded schools. The property comprises 23ft living area with open plan fully fitted kitchen, 17ft bedroom with fitted wardrobes and shower room. The property benefits from its own private terrace.

Manhattan studio apartment

Ground floor

Convenient location

Next to Hayes and Harlington Station

23ft kitchen/living area

17ft bedroom with fitted wardrobes

Modern throughout

Private entrance

Great transport links

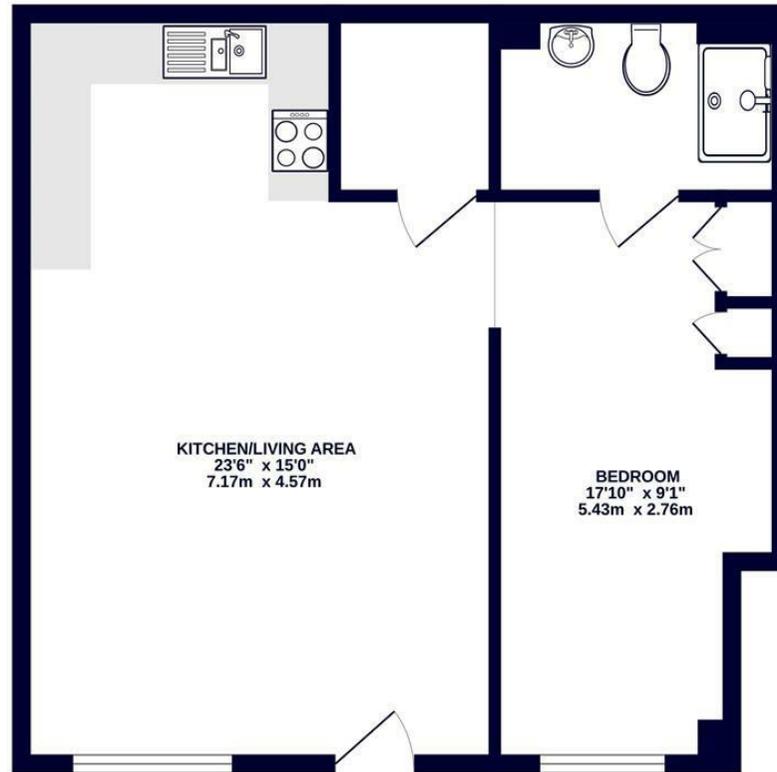
Private terrace

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





GROUND FLOOR
552 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 552 sq.ft. (51.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	82	82
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Worst energy efficiency - highest running costs	G		
England & Wales		83 (Effective 2022/01/01)	85

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.