



Portland Road, Hayes, UB4 8LH

CHARRISON DAVIS ARE THE SOLE AGENTS FOR THIS BRIGHT AND SPACIOUS 2 DOUBLE BEDROOM 2ND FLOOR FLAT (TOP) WITH A 100 YEARS LEASE AND OWN LAWNED REAR GARDENS. THIS EXCELLENT PROPERTY WOULD MAKE AN IDEAL FIRST TIME BUY OR RENTAL INVESTMENT.

Well presented with gas central heating and double glazed windows this spacious flat has a good sized lounge with walk-on balcony, fitted kitchen, 2 double bedrooms and a modern bathroom + electric shower. Outside you have your own lawned rear garden and storage cupboard.

Across the road is a small 'Green' and childrens recreation park, Charville Primary School is within a few minutes walk and you have excellent transport links for Uxbridge, Northolt central line station, A40 London and Hayes Town (Elizabeth line station).

Offers In Excess Of £255,000

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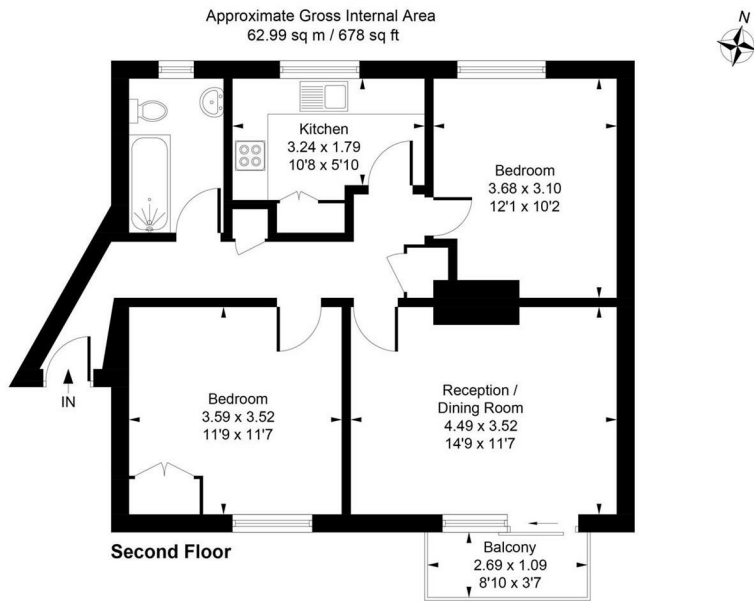
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan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

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	71	76

England & Wales

EU Directive
2002/91/EC



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