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Marina Approach, Hayes, UB4 9TB
£375,000





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- Long Lease Of 999 Years
- Private Rear Garden With Direct Access To The Marina
- Superbly Rare Marina & Waters Views
- Electricity & Water Connection In Private Garden
- Only £400 Service Charge & No Ground Rent PER ANNUM
- Allocated Parking Available
- Two Generously Spacious Bedrooms
- Fully Boarded Loft With Ample Storage Space & Extension Potential (STPP)
- Fantastic Condition Throughout - Turn Key
- Chain Free

Description

This exceptional two-bedroom maisonette is presented in superb condition throughout and offers a rare opportunity to enjoy stunning marina and water views from a beautifully maintained home. Finished to a high standard, the property benefits from a spacious and well-balanced layout, two private balconies, allocated parking, and a beautifully kept rear garden complete with electric and water connections. A truly standout feature is the direct access from the garden onto the marina, creating a unique waterside setting rarely available in the area. Further benefits include an impressive 999-year lease, making this an ideal purchase for both owner-occupiers and investors alike.

Situation

Marina Approach, Hayes is well located in a convenient and popular residential area. The property is within easy reach of Hayes & Harlington Station, offering excellent transport links via the Elizabeth line with direct access into Central London, including Paddington, the City, and Canary Wharf. There are also regular bus routes nearby connecting to surrounding areas and Heathrow Airport. Hayes Town Centre is a short distance away, providing a range of shops, supermarkets, cafes, and everyday amenities. The area is well served by local schools, with nearby options including Hayes Park Primary School and Botwell House Catholic Primary School, as well as secondary schools such as Hayes School and Rosedale College, making it an ideal location for families.



Marina Approach, UB4
Approximate Area = 594 sq ft / 55.2 sq m
Loft Space = 556 sq ft / 51.6 sq m
Total = 1150 sq ft / 106.8 sq m
For identification only - Not to scale

The floor plan consists of three main sections: the First Floor, Ground Floor, and Loft. The First Floor (top left) includes a Kitchen (2.50 x 2.31 / 8'2 x 7'7), Reception / Dining Room (5.59 max x 3.22 max / 18'4 x 10'7), two Bedrooms (3.39 x 2.60 / 11'1 x 8'6 and 3.39 max x 1.79 max / 11'1 x 5'10), a Bathroom, and three Balconies (3.32 x 2.19 / 10'11 x 7'2, 5.96 x 2.74 / 19'7 x 9'0, and 2.51 x 1.87 / 8'3 x 6'2). The Ground Floor (top right) features a large Garden (9.57 x 7.76 / 31'5 x 25'6) and a staircase leading up. The Loft (bottom right) contains Loft Space (9.37 max x 5.98 max / 30'9 x 19'7) and a staircase leading down. A north arrow is located in the top left corner.

First Floor

Ground Floor

Loft

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

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A map of the Nana's Pond area in London. The map shows a blue pond labeled 'Nana's Pond' with a green location pin. To the north is 'Willow Tree Open Space' and 'Durdan's Park Primary School'. To the south is 'London Tigers'. To the east is 'Cranleigh Gardens' and 'Evelyn Grove'. The map includes a Google logo and 'Map data ©2026 Google'.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	Current 75	Potential 82	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC

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