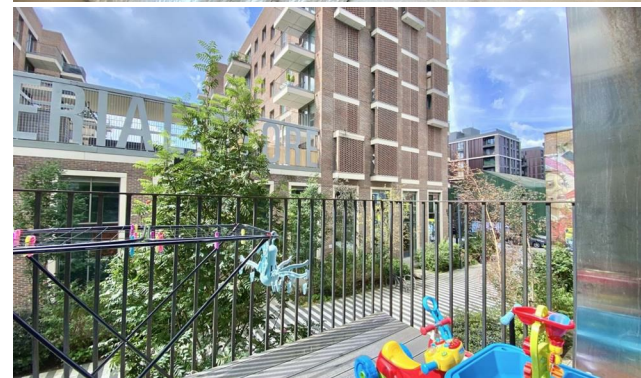




## Material Walk, Hayes

- Large Master Bedroom w/ Integrated Wardrobe
- Fantastic Location
- Open Plan Living
- Private Balcony
- EPC Rating B
- Modern, Luxury Apartment
- Walking Distance To Elizabeth Line
- Modern Fitted Kitchen
- Modern Bathroom Suite
- Intercom Entry System

**Asking Price £285,000**

**Tenure: Leasehold**

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# Material Walk, Hayes

## DESCRIPTION

Prominently located within walking distance to the Elizabeth Line is this modern, one bedroom apartment offered for sale in Boiler House. The property is perfect for commuters, first time buyers and long term buy to let investors.

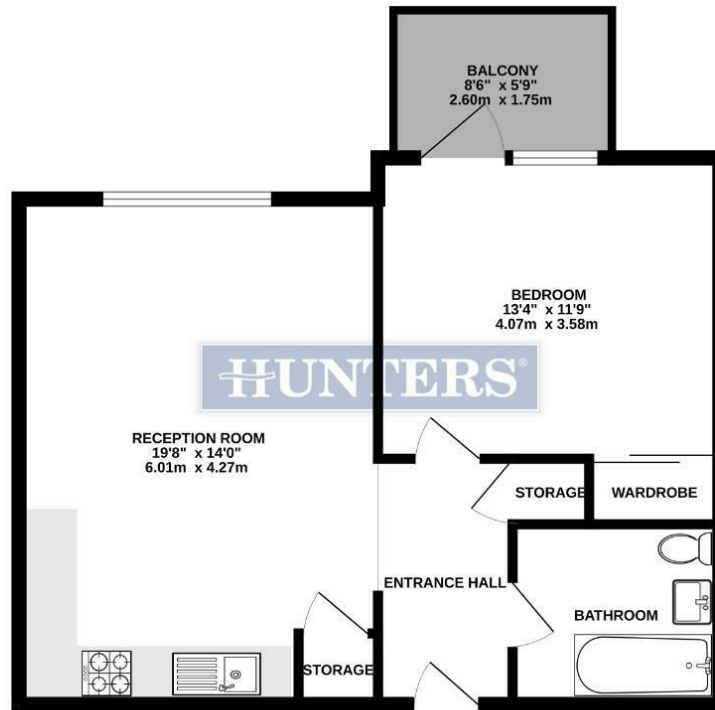
The property comprises open plan living space with modern integrated kitchen, large master bedroom with integrated wardrobes and its own balcony and a modern, three piece bathroom suite. The building benefits from bike storage, intercom entry system and has lifts to get you to all floors.

The Boiler House is within a 5 minute walk to Hayes and Harlington Station with Crossrail expected soon. It is also well-connected to Heathrow Airport, the M4 corridor and Central London via car.



560 sq.ft. (52.1 sq.m.) approx.

Council Tax: C



TOTAL FLOOR AREA : 560 sq ft. (52.1 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.  
Made with Metropix 6/2023

## Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

Tel: 0208 848 0978 Email:

hayes@hunters.com <https://www.hunters.com>



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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