



Sinclair  Hammelton

ASKING PRICE

**£525,000**

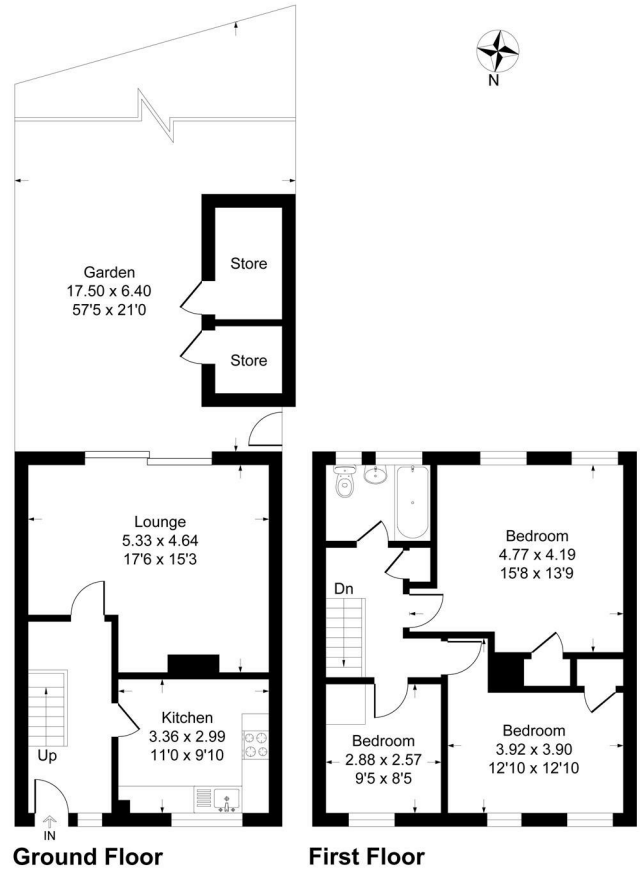
**Malling Way**

Hayes, BR2 7PJ

EPC RATING: C COUNCIL TAX BAND: D

## Malling Way, BR2

Approximate Gross Internal Area 93.4 sq m / 1006 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

57 Station Approach  
Hayes  
Kent  
BR2 7EB

### OFFICE DETAILS

020 8462 0360  
infohy@sinclairhammelton.co.uk