



**Flat 34 Robusta Court 57 Farine Avenue, Hayes, LONDON, UB3 4GN**

**£2,000 Per month**

- New Build Apartment
- Access to Residents Only Gym
- Modern open-plan kitchen
- 10-minute walk to Hayes station
- Private balcony with views of the Grand Union Canal
- Allocated Garage Parking Included
- Direct trains to Heathrow, Liverpool Street and Canary Wharf

# Flat 34 Robusta Court 57 Farine Avenue, Hayes UB3 4GN

Welcome to this stunning new build flat located at 57 Farine Avenue, Hayes. This contemporary property, completed in 2025, offers a modern living experience in a vibrant area. Spanning an impressive 720 square feet, the flat is designed to maximise space and comfort.

Upon entering, you will find a spacious reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings. The flat boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. Additionally, there are two stylish bathrooms, ensuring convenience for both residents and visitors.

The property is situated in a desirable location, making it an ideal choice for those seeking a blend of modern living and accessibility. With its fresh design and thoughtful layout, this flat is perfect for first-time buyers, small families, or investors looking for a promising opportunity.

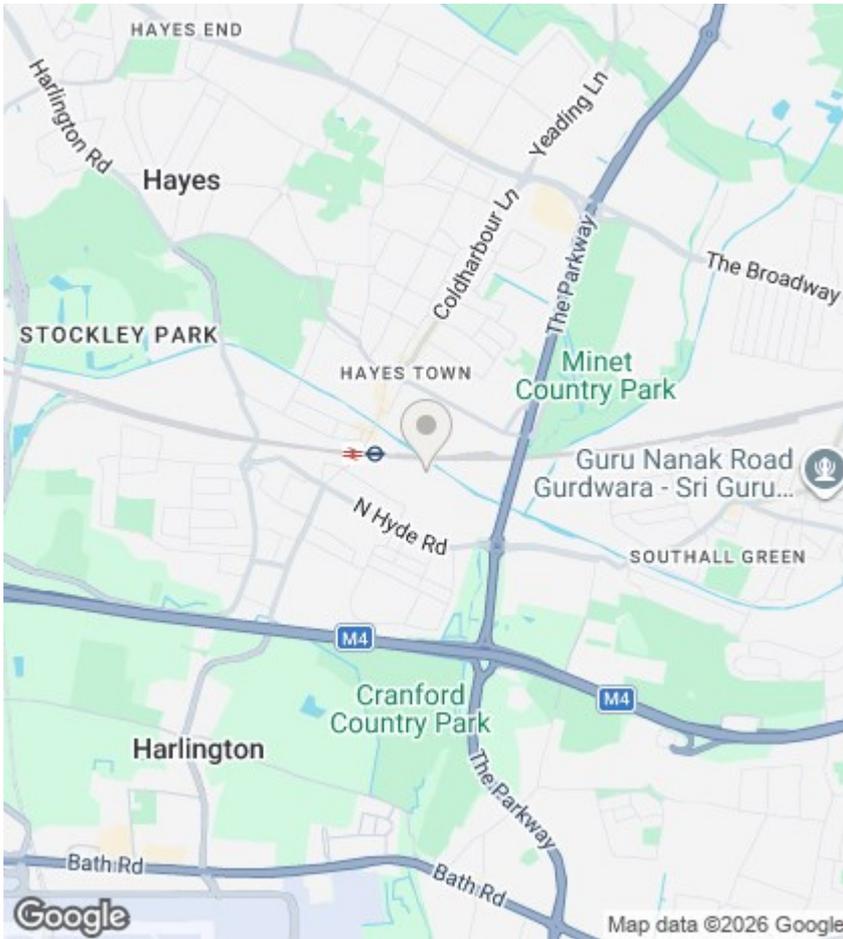
Do not miss the chance to make this beautiful flat your new home.



Council Tax Band: C







## Directions

## Viewings

Viewings by arrangement only. Call to make an appointment.

## EPC Rating:

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>			
(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	

