



Laurina Apartments, 10 Carnation gardens, Hayes, London UB4 0AU

£445 Per Week

A THIRD FLOOR 2 BED 2 BATH APARTMENT FOR RENT CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT.

The accommodation comprises of a bright open plan reception room with access to a fully fitted kitchen, master bedroom with En-suite, further double bedroom and bathroom.

The property further benefits from a private West facing terrace overlooking the beautiful communal gardens.

Comes furnished.

AVAILABLE FROM 14TH NOVEMBER

Marketing of On-Site Amenities and Agent Indemnity.

The Agent is authorised to market the building's on-site amenities by their client (the landlord), including but not limited to the concierge services and gym facilities (collectively, the "Amenities"), based strictly on descriptions and specifications provided by the Client & or the developer. The Agent acts solely as a marketing representative and exercises no operational control, management, or oversight over the Amenities and as such the amenities are subject to change or withdrawal by the freeholder/developer or their representatives.

- AVAILABLE FROM 14TH NOVE
- OVERLOOKING GARDENS
- FURNISHED
- 2 DOUBLE BEDROOMS
- CLOSE TO STATION & SHOPS
- 2 BATHROOMS
- 3RD FLOOR
- AMPLE STORAGE

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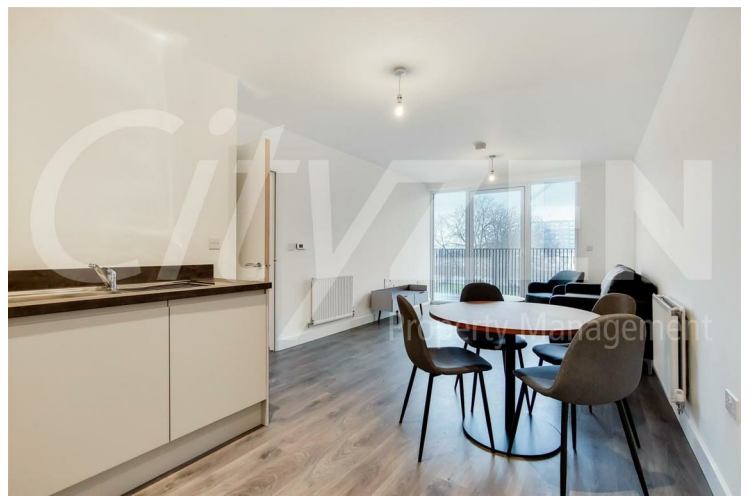
RECEPTION ROOM



BEDROOM



KITCHEN



RECEPTION ROOM



BEDROOM



RECEPTION ROOM

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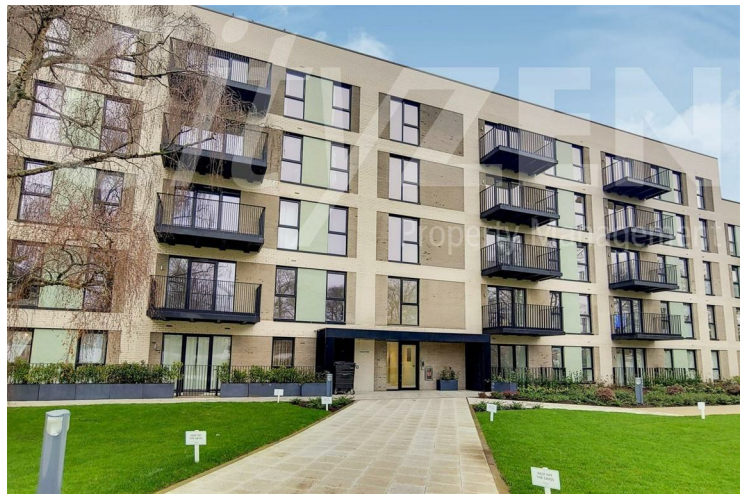
BEDROOM



BATHROOM



BEDROOM



LAURINA APARTMENTS



EN-SUITE SHOWER ROOM

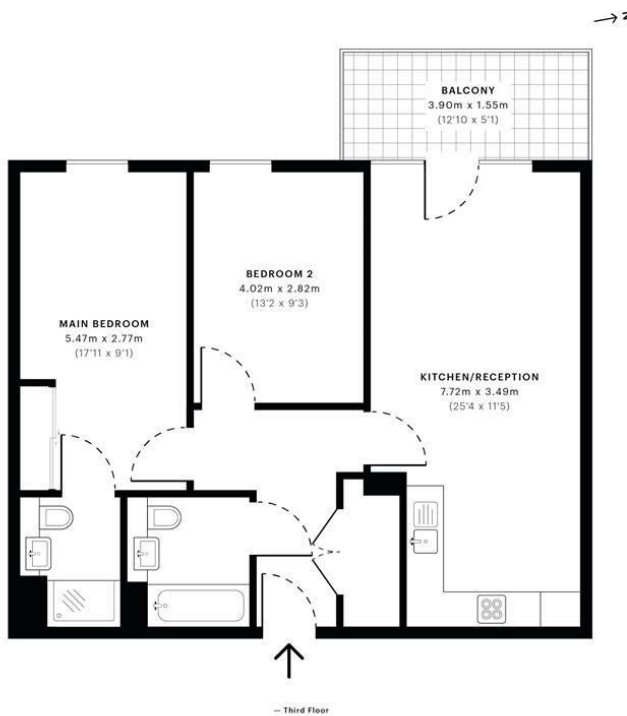


VIEW FROM BALCONY

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BALCONY



GROSS INTERNAL AREA (GIA)
The floorplan of the property
70.52 sqm / 759.07 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes window sills, standard head height
67.00 sqm / 721.58 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
6.05 sqm / 65.12 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

area residential, 70.52 sqm / 759.07 sqft
area commercial, 73.45 sqm / 790.61 sqft
area mixed use, 70.52 sqm / 759.07 sqft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.