



- STUDIO Flat
- Top Floor
- Tiled Shower Room
- Double Glazed Windows
- Available Immediately Unfurnished

- Hayes Town Centre
- Modern Fitted Kitchen
- Close To Station
- Electric Heating
- EPC Rating E

This first-floor STUDIO flat in Hayes town centre is just off the high street. This well-located property comprises; a large bedroom/living area, shower room, double glazing windows, electric heating, white goods in the kitchen and a roof terrace.

Just moments from Botwell Green Sports and Leisure Centre and a short distance from Hayes & Harlington Train Station.

Available immediately unfurnished. Bills not included.

Price - rent: £995 PCM

Deposit: £1,148.07 (5 weeks' rent)

Holding deposit: 1 week's rent £229.61

Length of tenancy: Minimum 12 months

Local authority: Hillingdon

Council tax band: A

Internet Speed: Download - (up to) 1,800 Mbps Upload - (up to) 220 Mbps

Mobile Coverage:

EE - Good outdoor and in-home

Three - Good outdoor and in-home

O2 - Good outdoor and in-home

Vodafone - Good outdoor and in-home

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org/>

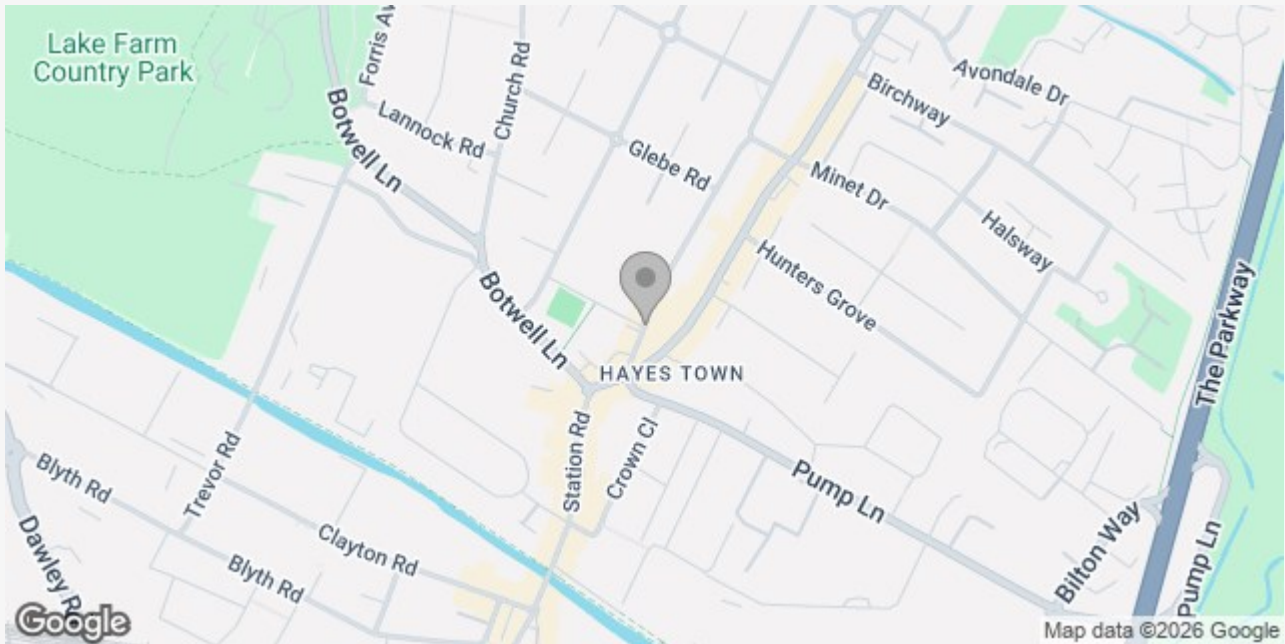




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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