



HILTONS ESTATES

Station Road  
, Hayes, UB3 4FQ

- Luxury apartment, 991 year lease
- Ideally located in town centre and Crossrail
- Brilliant for Couples, and Commuters
- Ideal investment opportunity

**Offers In Region Of £175,000**

EPC Rating '69'







## Property Description

Hiltons Estates brings to the market this 7th Floor Luxury Apartment ideally located in Hayes, UB3. The property comprises an open plan living/kitchen/diner, with access to the bedroom, and modern spacious shower room. There is a Juliette balcony, lift access, and allocated parking space included.

Conveniently sited close to Hayes Town offering an ample array of local amenities as well as the supermarkets within walking distance. Furthermore, the apartment is a stone throw away from Hayes & Harlington Station connecting commuters to The City as well as the M4 and A40. Local reputable schools also fall within close proximity to the property.

GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 323 sq.ft. (30.0 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.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	69   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

243 The Broadway  
Southall  
Middlesex  
UB1 1NF

[www.hiltons-estates.com](http://www.hiltons-estates.com)  
[Rajneev@hiltons-estates.com](mailto:Rajneev@hiltons-estates.com)  
02085 741 999

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