



Cranton Avenue, Hayes, UB3 4SN

£311 Per Week



KEY FEATURES:

- Open plan reception with private Balcony
- Stylish fully tiled bathroom
- AVAILABLE NOW- Hillingdon Council

Brand new bright and airy 1 bedroom/Studio flat apartment in the new Barratt Homes Development
* Modern fully fitted kitchen with integrated appliances including Dishwasher
*Open plan reception with private Balcony
*Spacious bedroom with built in Wardrobe
* Stylish fully tiled bathroom
*Close to transport
*Residents Gym
*Video Entryphone System
*Viewing Highly Recommended!!
*AVAILABLE NOW Hillingdon Council

Churchill & Mathesons

BALCONY
11'1 x 5'8
(3.4m x 1.7m)

STUDIO/KITCHEN
17'5 x 17'4
(5.3m x 5.3m)

UTILITY ROOM

SHOWER ROOM
7'1 x 6'
(2.2m x 1.8m)

NINTH FLOOR
GROSS INTERNAL
FLOOR AREA 412 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 412 SQ FT/ 38 SQM

PROPERTY PHOTO PLANS **CO.UK**
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

| Energy Efficiency Rating | | |
|---------------------------------------------|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 (CO ₂) 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 | |



Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6mm. A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.