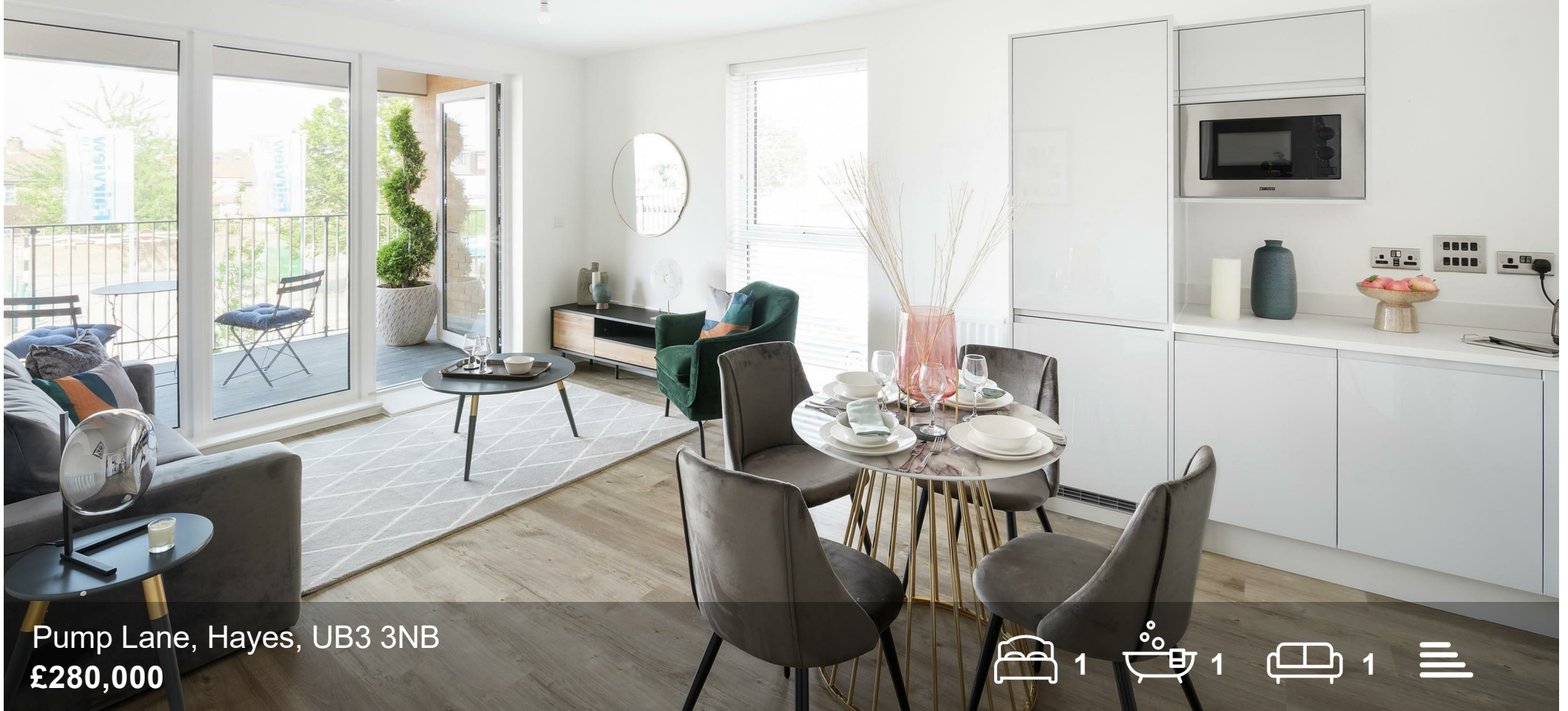


**ALLDAY  
& MILLER**



Pump Lane, Hayes, UB3 3NB  
£280,000





## Pump Lane, Hayes, UB3 3NB

**£280,000**

- 10 Year NHBC Buildmark Warranty
- Fully Fitted Kitchen with Integrated Appliances
- Courtyard Within Development
- Spacious Studio Apartment
- Close To Crossrail
- All Flooring Included
- 2 Year Fairview Warranty
- London Help to Buy Available
- Parking On Development
- Great Investment

## Description

This stylish new studio apartment spreads over 470sqft benefiting from a generous living space with a separate bedroom. All the flooring is included along with a fully fitted kitchen with integrated appliances. Some apartments enjoy a 93 sqft south facing private terrace.

### The Area

Being able to escape to a choice of open green spaces is what makes NewHayes a unique place to live. Here you'll find a number of distinctive areas to enjoy, from lush green podium gardens with social and quiet areas to a family-friendly woodland area, with plenty of space to play in. There is also Chalfont Square, an open public space at the heart of the development that offers a green oasis for the whole community to enjoy.

### Travel Options

Hayes & Harlington Station is just an 8 minute walk away, meaning you can be at London Paddington in 21 minutes. By car, you can be on the M4 in as little as 4 minutes, while quick journeys to Heathrow Airport bring the whole world closer.

## Situation

### The Future of Hayes

Hayes is in the midst of an iconic transformation taking the town from a historic dockland and music industry stalwart to a vibrant and fashionable town centre. The Old Vinyl Factory has undergone a £250m regeneration creating a mixed use scheme which will include a stylish and fitness co-working facilities, as well as a three screen cinema and soon a live music venue.

Hayes & Harlington Station which currently operates Great Western services and is only an 8 minute walk away from NewHayes, will benefit from major improvements in preparation for the new Elizabeth line services. Current services run to Ealing in 9 minutes and London Paddington in 21 minutes. Heathrow Terminal 5 is also only 2 stops from Hayes and Harlington station.

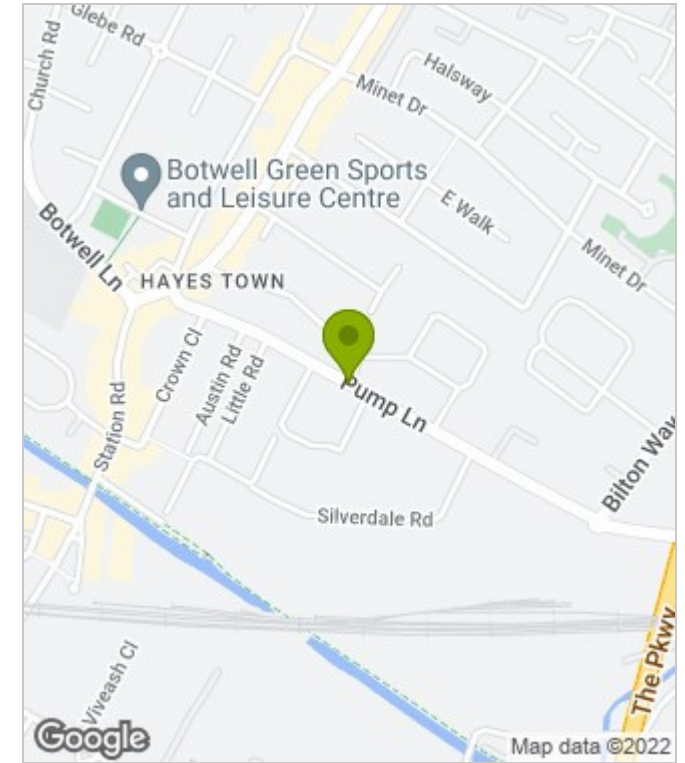
Once complete, Crossrail will run from Reading in the West to Shenfield in the East and bring journey times for NewHayes residents to London Paddington in 17 minutes, Bond Street in 20 minutes and Stratford in 36 minutes. Crossrail is currently on track to open in June this year.



## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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