
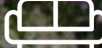

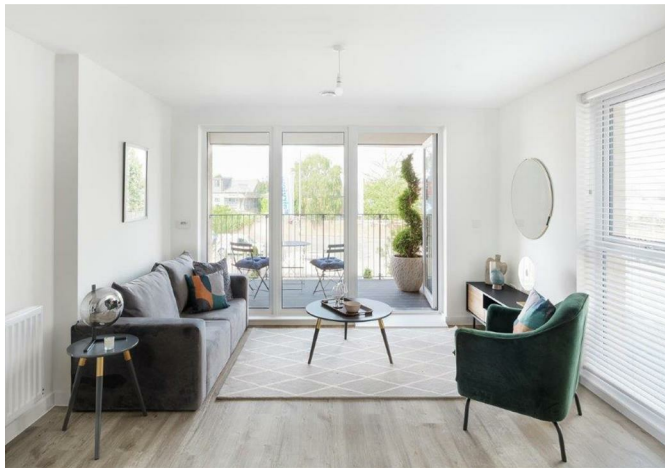


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& MILLER



Pump Lane, Hayes, UB3 3NB
£440,000

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Pump Lane, Hayes, UB3 3NB

£440,000

- Selection of Studio, One and Two Bedroom Apartments
- Fully Fitted Kitchen with Integrated Appliances
- Courtyard Within Development
- Balcony
- High Specification
- Close to Hayes Town
- 2 Year Fairview Warranty
- London Help to Buy Available
- Great Investment Potential
- Within Easy Reach Of Crossrail

Description

Finished to the highest of standards and within walking distance of Hayes Town and Station (Crossrail) is a fantastic opportunity to purchase a selection of these stunning apartments.

Benefits include ; secure entry phone system, spacious open plan living, high gloss kitchen with quartz worktops and integral appliances, modern bathroom suites, well proportioned bedrooms with some apartments benefitting from en suite shower rooms 10 year NHBC buildmark warranty,

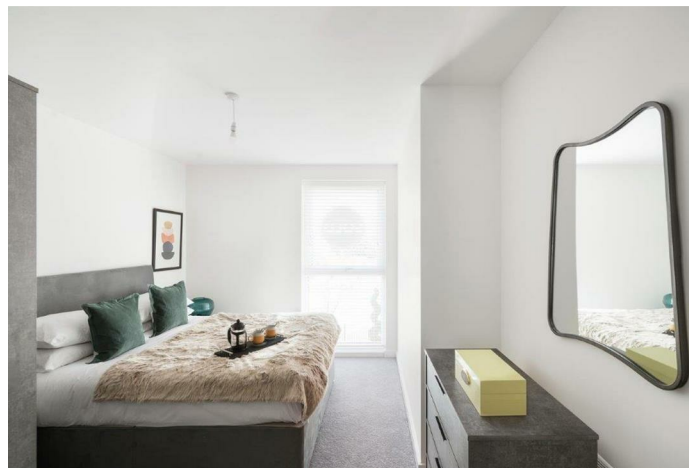
Situation

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.

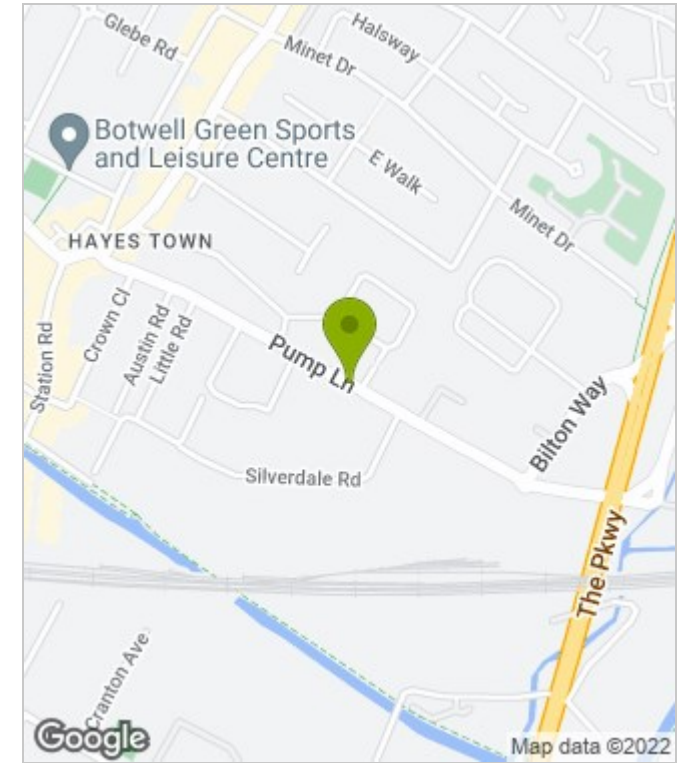
*Travel times sourced from TfL and Google Maps. Details and prices are correct as of March 2022. Journey times approximate.
*Source: National Rail. †Source: Google Maps.



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.