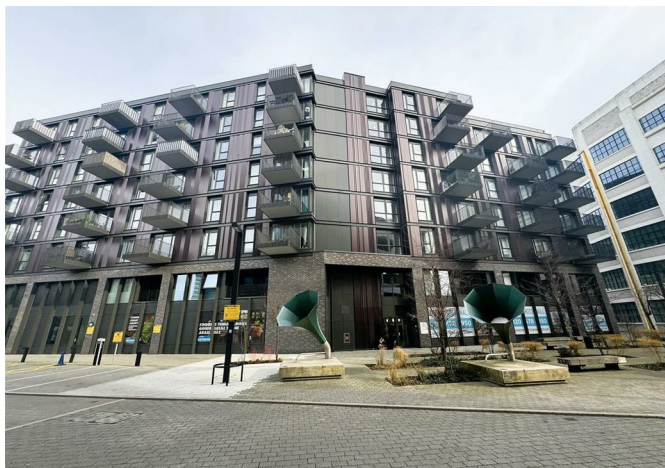


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& MILLER



Gramophone Lane, Hayes, UB3 1FP  
£1,650

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## Gramophone Lane, Hayes, UB3 1FP

**£1,650**

- Luxury One Bedroom Apartment
- Fully Furnished
- Lift Access
- Contemporary Fixtures
- Situated Within 'The Venue' Development
- 5th Floor
- Private Balcony
- High Specification Finishes

## Description

This bright, modern home features an open-plan living, dining, and kitchen area flowing onto a private balcony. The spacious bedroom includes fitted wardrobes, while the sleek bathroom and integrated kitchen appliances complete the contemporary design. Residents benefit from lift access and landscaped communal areas. Excellent transport links include Hayes & Harlington Station with the Elizabeth Line to Central London in 20 minutes, local bus routes, and easy access to the M4, M25, and Heathrow.

## Situation

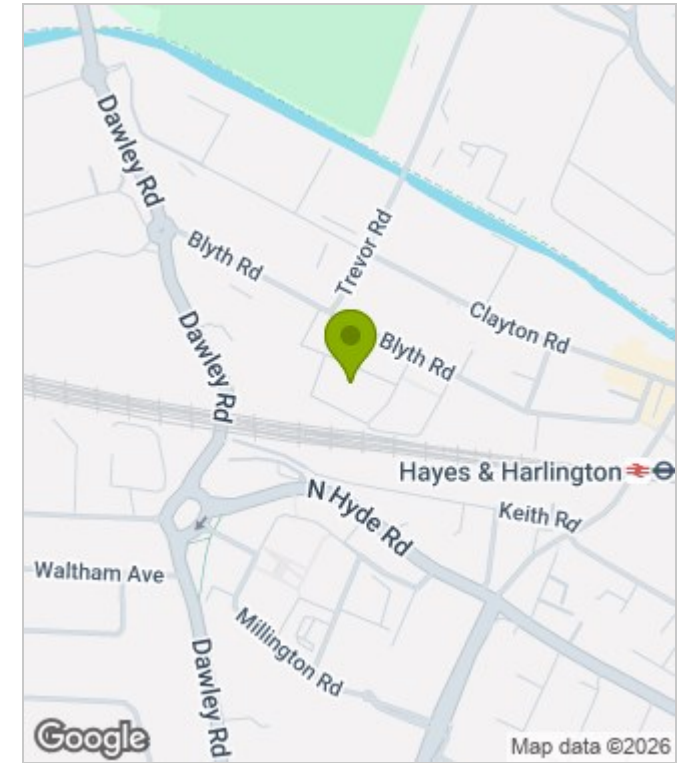
Hayes is a thriving West London suburb offering a mix of modern convenience and leafy surroundings. Residents enjoy excellent transport links, with Hayes & Harlington Station providing the Elizabeth Line for fast journeys to Central London in around 20 minutes, plus easy access to Heathrow Airport, the M4, M25, and M40. Local amenities include high-street shops, cafes, supermarkets, and leisure facilities, alongside parks and green spaces such as Minet Country Park. The area also benefits from a strong community feel, schools, gyms, and restaurants, making it ideal for professionals, families, and commuters seeking well connected urban living.



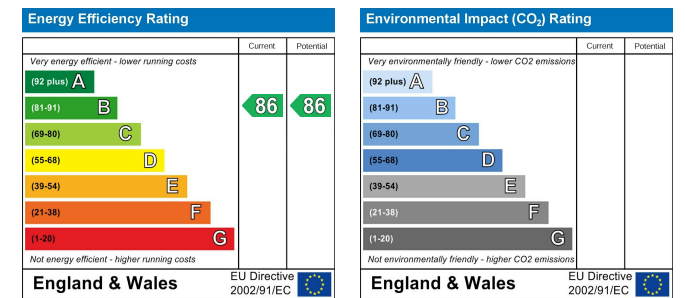
## Floor Plans



## 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.