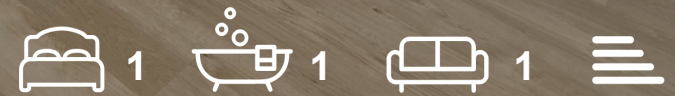


**ALLDAY  
& MILLER**



Mortise House, 53 Pump Lane, Hayes, UB3 3FN  
**£310,000**





## Mortise House, 53 Pump Lane, Hayes, UB3 3FN

**£310,000**

- One Bedroom
- Lift Access
- Minutes Away From Elizabeth Line
- Secure Underground Parking Space
- Long 994 Year Lease
- Private Balcony
- Secure Video Door Entry
- Great Local Transport Links
- Modern Fitted Integrated Kitchen
- Chain free

## Description

This well presented property offers a delightful living experience, perfect for individuals or couples seeking a comfortable home.

Upon entering, you are greeted by an inviting entrance hall that features a convenient storage cupboard, a spacious double bedroom, providing a peaceful retreat for rest and relaxation. The modern bathroom is designed with contemporary fixtures, ensuring both style and functionality. The heart of this home is the bright and airy reception/dining room, which seamlessly integrates with a sleek fitted kitchen. From the reception area, you can access a lovely balcony, offering a pleasant outdoor space.

## Situation

Pump Lane in the heart of Hayes being close to a number of local amenities including the town centre with a number of local shops, cafes, takeaways and coffee shops. Hayes and Harlington station with the Elizabeth line is just moments away making the journey into central London a breeze. Along with the bus station providing several routes to the local surrounding area. A number of highly regarded schools within the local area including Harlington school and Botwell House Catholic primary school.

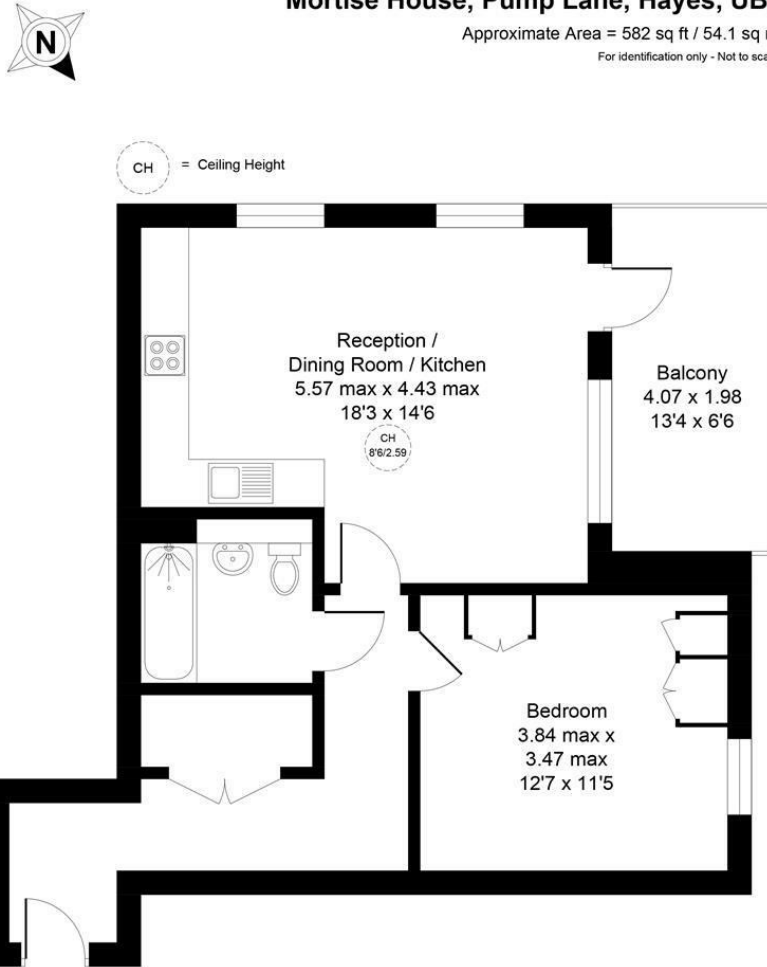


## Floor Plans

### Mortise House, Pump Lane, Hayes, UB3

Approximate Area = 582 sq ft / 54.1 sq m

For identification only - Not to scale

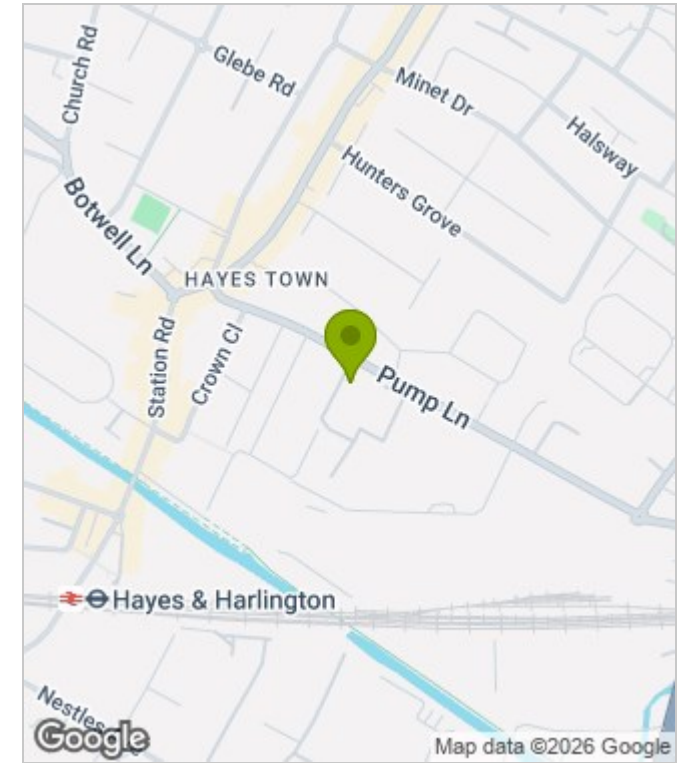


Seventh Floor

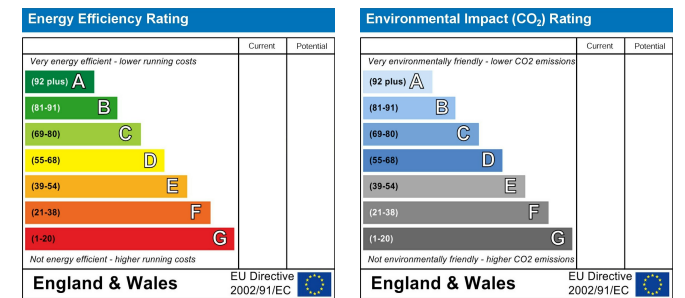
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

**ALLDAY & MILLER**  
estate agents

## Area Map



## Energy Performance Graph



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