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10 Carnation Gardens, Hayes, UB3 4FS
£440,000

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- Two Spacious Double Bedrooms
- 994- Years Lease Remaining
- En-suite To Master Bedroom
- On-Site Parking Included
- Stylish Kitchen With Built-in Appliances
- Second Floor Apartment With Lift Access
- Built in 2020 – EWS1 Compliant
- Walking Distance To Elizabeth Line (0.5 Miles)
- On-Site Residents' Gym & Other Amenities
- Ample Storage Space

Description

This beautifully finished two-bedroom, two-bathroom apartment is located on the second floor of Laurina Apartments. Thoughtfully designed for modern living, it offers spacious interiors, high-quality finishes, and excellent natural light throughout.

The main bedroom is a spacious double, complete with built-in wardrobes and a sleek en-suite shower room. The second double bedroom is equally well sized, offering versatility as a guest room, home office, or family space. A contemporary family bathroom complements the layout, while ample built-in storage is thoughtfully integrated throughout.

At the heart of the home is a bright, open-plan kitchen, dining, and living area. The kitchen features integrated appliances, and full-height windows lead out to a private balcony with views of the landscaped communal gardens.

Immaculately maintained and ready to move into, the apartment also benefits from lift access, allocated parking, a 994-year lease, EWS1 certification, and access to a residents' gym.

Situation

Set alongside the Grand Union Canal, Hayes Village is a vibrant new residential community offering a blend of modern homes, green open spaces, and waterside living. Developed by Barratt Homes with lifestyle and convenience in mind, the development features 9 acres of landscaped grounds, direct canal access, and onsite amenities including a residents' gym, planned café, and running track.

Just a 9-minute walk from the property, Hayes & Harlington Station provides fast Elizabeth Line connections to Central London, with travel times of 17 minutes to Paddington, 22 to Bond Street, and 35 to Canary Wharf.

Hayes town centre is also within walking distance, offering a variety of shops, supermarkets, cafés, and everyday essentials. The area is well connected to Southall, Ealing, Uxbridge, and Heathrow Airport by road and public transport.

Families are well served by respected local schools, including Pinkwell Primary and Harlington Secondary, making this an ideal location for professionals and families alike.



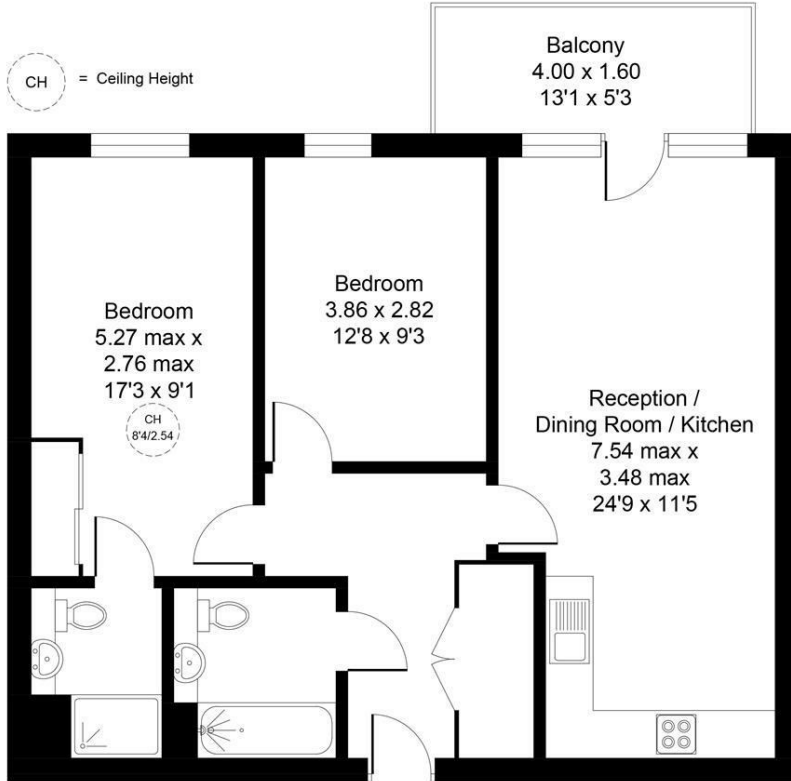
Floor Plans

Laurina Apartments, Carnation Gardens, Hayes, UB3

Approximate Area = 773 sq ft / 71.8 sq m
For identification only - Not to scale



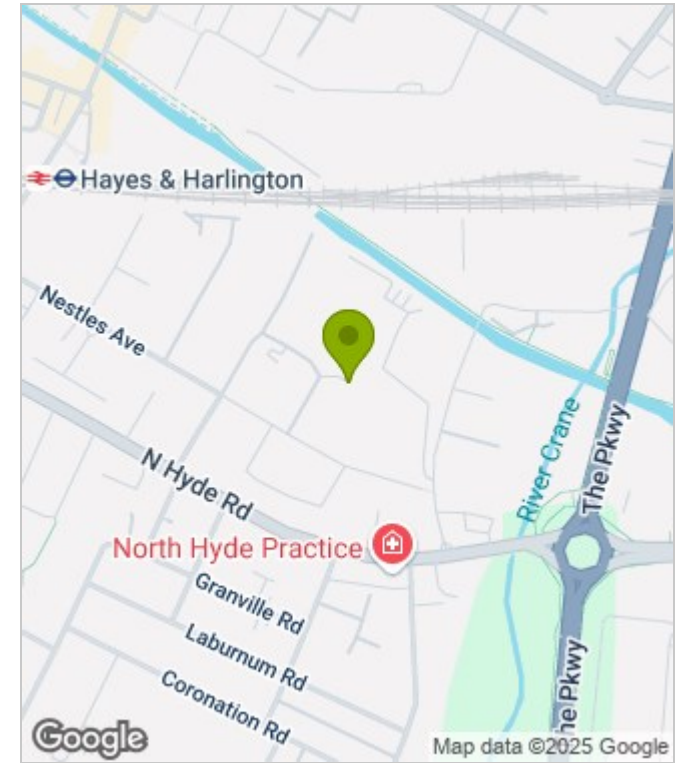
CH = Ceiling Height



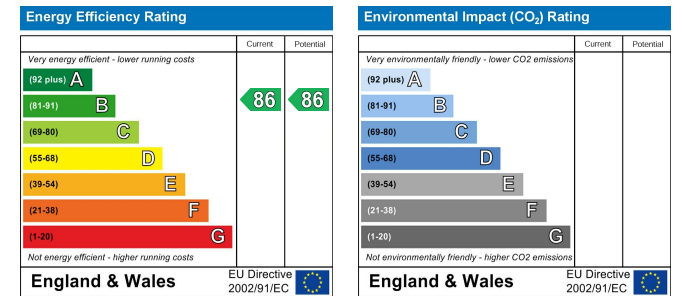
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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Area Map



Energy Performance Graph



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