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Carnation Gardens, Hayes Village, UB3 4FS
£425,000

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£425,000

- 5 mins to Heathrow | 15 mins to Central London via Elizabeth Line
- Residents' state-of-the-art Gym & Outdoor Running Track
- 9 Acres of Landscaped Greenery & Waterside Gardens
- High-Spec Bathrooms with Vanity Storage & Waterfall Showers
- Secure Lift Access & Bike Storage
- Art Deco-Inspired Private Development (Former Nestlé Factory)
- South-Facing Sun-Soaked Balcony
- 995-Year Lease Remaining
- Luxury Fitted Wardrobes (Transferable Warranty)
- Flexible Furnishing Options Available

Description

This stylish and contemporary home offers beautifully designed living space, finished to a high standard throughout and perfectly suited to modern lifestyles. The property has been freshly carpeted throughout, enhancing its sense of comfort and quality.

The accommodation comprises two generous double bedrooms, one benefiting from luxury fitted wardrobes with transferable warranty. The principal bedroom features a sleek ensuite bathroom, while the second bedroom is served by a separate, high-spec family bathroom. Both bathrooms are finished to an exceptional standard, featuring mirrored vanity storage and elegant waterfall showers.

At the heart of the home is a bright and spacious open-plan reception and dining area, seamlessly integrated with a modern fitted kitchen. This versatile space is ideal for both everyday living and entertaining, and opens directly onto a south-facing, sun-soaked balcony, creating an excellent indoor-outdoor flow and allowing for an abundance of natural light. Flexible furnishing options are also available, allowing the home to be tailored to your lifestyle.

Situation

Residents enjoy access to state-of-the-art gym facilities and a dedicated outdoor running track, further enhancing the appeal of this exceptional home. Situated alongside the Grand Union Canal, Hayes Village is a contemporary new community offering a world of convenience right on your doorstep. Nine acres of landscaped greenery and waterside gardens provide a serene escape, while secure lift access and bike storage add practical ease.

With the Elizabeth Line just minutes away, offering Heathrow in as little as 5 minutes and direct links into Central London in around 15 minutes including Paddington, Bond Street and Liverpool Street this location provides exceptional, fast-track connectivity across the capital and beyond. Set within an iconic converted Art Deco-inspired development, formerly the Nestlé factory, and benefiting from an impressive 995-year lease, this home seamlessly combines character, convenience and lifestyle in one outstanding package.



Laurina Apartments

Approximate Area = 756 sq ft / 70.2 sq m
Balcony = 81 sq ft / 7.5 sq m
Total = 837 sq ft / 77.7 sq m
For identification only - Not to scale

The floor plan shows a rectangular layout. At the top is a Balcony (3.90 x 1.92 / 12'10 x 6'4). Below it is a large open area labeled Reception / Dining Room / Kitchen (6.87 max x 3.77 max / 22'6 x 12'4). To the right of this area are two Bedrooms. The first Bedroom (3.47 max x 3.41 max / 11'5 x 11'2) is adjacent to the kitchen area. The second Bedroom (4.62 max x 2.73 min / 15'2 x 8'11) is further right. A Bathroom is located between the two bedrooms, containing a bathtub, toilet, and sink. A North arrow is located in the top left corner.

Reception /
Dining Room / Kitchen
6.87 max x
3.77 max
22'6 x 12'4

Balcony
3.90 x 1.92
12'10 x 6'4

Bedroom
3.47 max x
3.41 max
11'5 x 11'2

Bedroom
4.62 max x
2.73 min
15'2 x 8'11

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

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estate agents

A map showing the location of North Hyde Practice. The practice is marked with a red pin icon and labeled "North Hyde Practice" in red text. It is situated on N Hyde Rd, between Granville Rd and Laburnum Rd. The map also shows other roads like Nestles Ave, Coronation Rd, and the River Crane. A green location pin is also visible on the map. The Google logo and "Map data ©2026 Google" are at the bottom.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	86	86	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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