



53 Pump Lane, Hayes, UB3 3FN

A SOPHISTICATED AND CONTEMPORARY STYLED 2ND FLOOR FLAT FORMING PART OF A PRIVATE DEVELOPMENT OF VARIOUS SIZED APARTMENTS BUILT circa 2020. INCLUDES STAIRS AND A LIFT SERVICE TO ALL FLOORS, VIDEO SECURITY ENTRY SYSTEM AND A LARGER THAN EXPECTED 1ST FLOOR

COMMUNAL TERRACE GARDEN WITH SEATING AREAS. (residence car park has a waiting list for space allocation).

Approx 436 sq.ft this property is presented in excellent decorative order with an entrance hall area leading to an open plan modern fitted kitchen with integrated appliances and space for a dining table. A small lounge area has floor to ceiling double glazed window and door out to a walk-on balcony with space for table and chairs. You also have a separate double bedroom together with a separate shower room/toilet.

The lease is 999 years with the last annual service charge being approx £1800 and NO Ground Rent.

Located within a short walk of Hayes & Harlington Elizabeth Line station (Paddington within 20 minutes) and easy access to the Hayes-By-Pass for M4 London and Heathrow

Asking Price £299,000

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Mortise House 53 Pump Lane, Hayes, UB3 3FN



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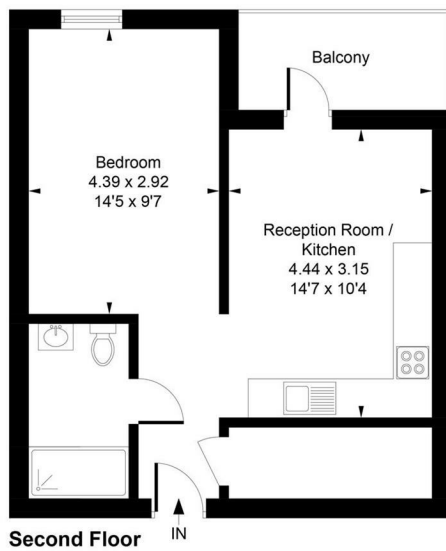
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Approximate Gross Internal Area
40.51 sq m / 436 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>83</p>	<p>83</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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