



## Melbourne House, Hayes, Middlesex, UB4 9LL

**EXCELLENT FIRST TIME BUY OR BUY-TO-LET INVESTMENT OPPORTUNITY!**  
**NEW 173 LEASE**

This Eight floor 1 Double Bedroom flat has a private balcony boasting panoramic views of West London where you can even 'pin point' the iconic Wembley Stadium. Nestled within the London Borough of Hillingdon, Hayes has undergone a remarkable transformation in recent years, largely fuelled by two key factors: Cross rail (Paddington within 20 minutes) and its inclusion in the London Mayor's Plan as an Opportunity Area (OA). A game-changer in London's transport landscape, Cross Rail's enhanced connectivity has not only made commuting easier but also significantly increased the appeal of Hayes as a top residential destination. (One source: Top 5 regeneration areas of London).

This property has a lift service and is accessed throughout via a residence fob / entry phone system. With GCH and DG windows this spacious apartment is available with NO UPPER CHAIN and consists of an entrance hall, lounge/diner, private balcony, separate kitchen, double bedroom and bathroom. Outside has access to an enclosed childrens play area and a communal garden ideal for BBQ etc + your own ground floor storage shed.

**Asking Price £159,500**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)



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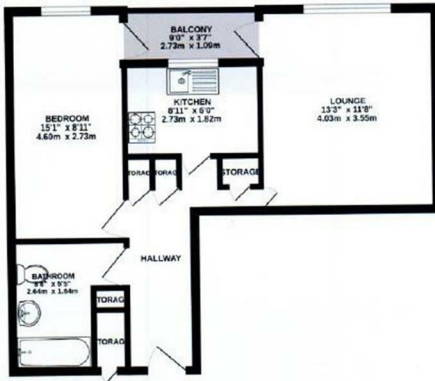


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468 sq. ft. (43.5 sq.m.) approx.




TOTAL FLOOR AREA: 468 sq. ft. (43.5 sq.m.) approx.



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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>64</p>	<p>72</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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