



Park Lane, Hayes, Middlesex, UB4 8AG

DO NOT MISS THIS!!!

970 YEARS LEASE AND NO SERVICE CHARGES FOR THIS OUTSTANDING 2 DOUBLE BEDROOM 1ST FLOOR MAISONETTE. BEAUTIFULLY PRESENTED, SPACIOUS ROOMS INCLUDING BOARDED LOFT WITH 2 SKYLIGHT WINDOWS (currently used as an office). MODERN FITTED KITCHEN AND BATHROOM, 2 LARGE BEDROOMS, OWN FRONT GARDEN, OWN DRIVE FOR 2 CARS AND OWN ENCLOSED LAWNED REAR GARDEN.

The property is located in a most desirable area of North Hayes close to Hayes Park Primary School and Kingshill shopping parade with transport links available for Uxbridge, Southall, Heathrow and Hayes Town (Hayes & Harlington Elizabeth line station).

Asking Price £339,950

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Approximate Gross Internal Area = 68.97 sq m / 742 sq ft
 Loft (Excluding Eaves) = 17.57 sq m / 189 sq ft
 Shed = 11.28 sq m / 122 sq ft
 Total = 97.82 sq m / 1053 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>70</p>	<p>79</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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