



## Kingshill Avenue, Hayes, UB4 8BX

CASH BUYERS ONLY!

CHARRISON DAVIS ARE DELIGHTED TO OFFER FOR SALE THIS FANTASTIC RENTAL INVESTMENT.

THIS IS A LARGE 3/4 BEDROOM SPLIT LEVEL FLAT SITUATED ABOVE THE SHOPS AT KINGSHILL AVENUE SHOPPING PARADE. THE PROPERTY HAS A LONG 900 + YEARS LEASE AND A GARAGE. AVAILABLE WITH IMMEDIATE VACANT POSSESSION AND NO ONWARD CHAIN THIS PROPERTY IS SENSIBLY PRICED TO SELL QUICKLY WITH AN ANTICIPATED RENTAL RETURN OF UP TO £2000 PCM.

Accessed via a rear staircase the property has a patio garden, front door, entrance hall, kitchen, spacious lounge and additional office/4th bedroom. To the 2nd floor you have 3 double bedrooms and a bathroom, plus roof storage space. This property is well positioned for a number of highly regarded schools including a short walk to Hayes Park primary school. St Raphael's Catholic Primary and Barnhill Community high school (recently rated outstanding) are also close by. Northolt underground station and Hayes & Harlington Elizabeth line station are both just a short distance away with several bus and train links to Central London and the surrounding. There are also bus routes to Brunel University, Heathrow Airport, Uxbridge town Centre, Hounslow and Southall plus access to the A40 and M4 London.

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**Guide Price £250,000**

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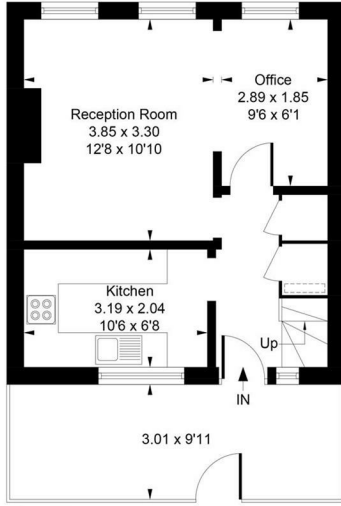


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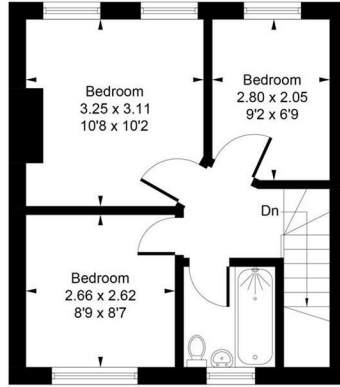


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Approximate Gross Internal Area  
64.29 sq m / 692 sq ft



First Floor



Second Floor

= Reduced headroom below 1.5m / 5'0

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) <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>73</p>	<p>79</p>

**England & Wales**

EU Directive  
2002/91/EC



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