



### Hobart Road, Hayes, UB4 9NB

**DO NOT MISS THIS !**

AVAILABLE WITH IMMEDIATE VACANT POSSESSION, THIS IS A MODERN AND VERY WELL PRESENTED 1 BEDROOM FIRST FLOOR FLAT WITH GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS, A GOOD SIZED LOUNGE WITH A PRIVATE BALCONY, 12FT FITTED KITCHEN, DOUBLE BEDROOM AND MODERN BATHROOM, PARKING SPACE. READY TO MOVE STRAIGHT INTO AND COMPETITIVELY PRICED TO SELL AND WITH 142 YEARS REMAINING LEASE, THIS WOULD MAKE AN IDEAL FIRST TIME BUY OR RENTAL INVESTMENT.

Hobart Road is ideally located for local shops on Yeading Lane access to the Hayes-by-Pass for Northolt central line station, A40 London, Hayes Town (Elizabeth line station) and Heathrow Airport.

**Asking Price £184,950**

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)

40 Hobart Road, Hayes, UB4 9NB



40 Hobart Road, Hayes, UB4 9NB



40 Hobart Road, Hayes, UB4 9NB



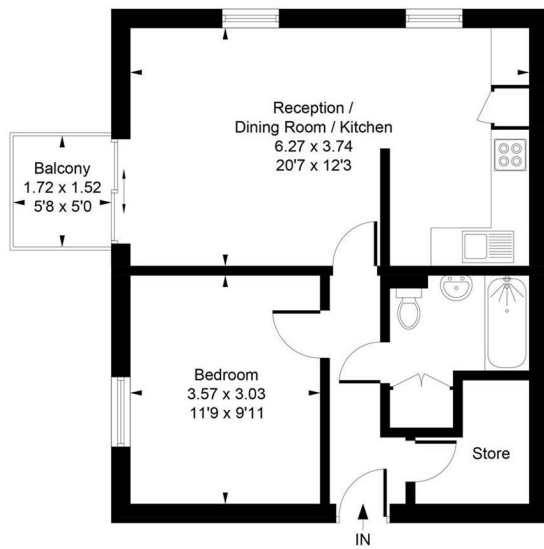
40 Hobart Road, Hayes, UB4 9NB



40 Hobart Road, Hayes, UB4 9NB



Approximate Gross Internal Area  
47.75 sq m / 514 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.  
© Vizion Property Marketing Produced for Charrison Davis

# Energy Efficiency Rating

|  | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   | 77      | 79        |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |

**England & Wales**

EU Directive  
2002/91/EC



40 Hobart Road, Hayes, UB4 9NB

