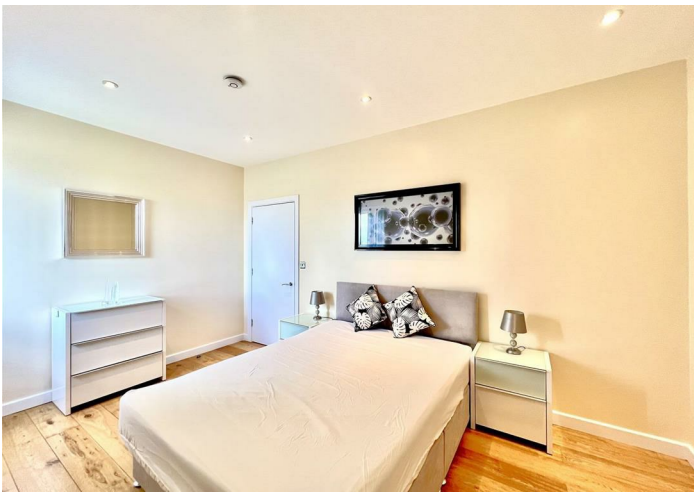**23 Clayton Road, Hayes, UB3 1AA**
£1,800 Per Month

DBK
ESTATE AGENTS

23 Clayton Road, Hayes, UB3 1AA
£1,800 Per Month

Available To Rent Immediately!

Situated within a modern development, this elegant two-bedroom apartment offers the perfect blend of style, comfort, and convenience. Located on the fourth floor, the property enjoys peaceful canal views, bringing a sense of calm and open space to city living.

Upon entering, you're welcomed into a bright and airy open-plan living area, complete with a chic contemporary kitchen, featuring integrated appliances and ample workspace. The reception room/dining area offers generous space for both relaxation and entertaining.

The development itself is well-maintained and provides lifts servicing all floors, ensuring easy access at all times. A secure entry system offers added peace of mind, ideal for professionals or couples.
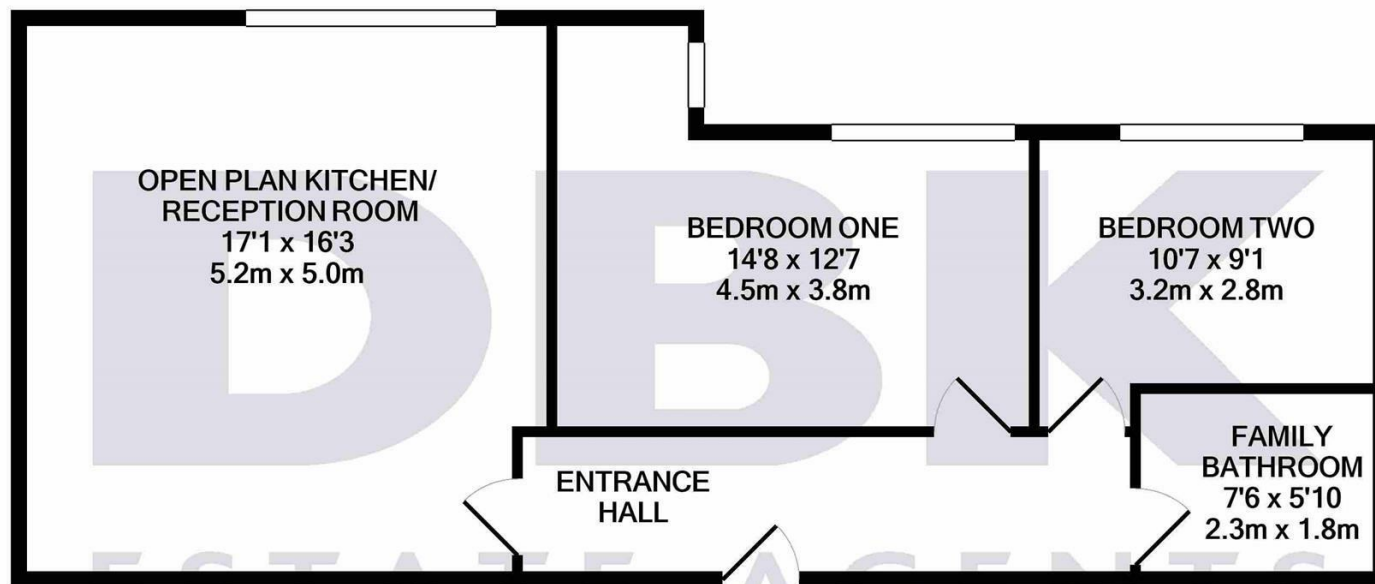
Conveniently sited close to Hayes Town offering an ample array of local amenities with Hayes & Harlington Station situated 0.1 miles from the property connecting commuters to The City as well as the M4 and A40. Local reputable schools also fall within close proximity to the property.

Key Features

- Available To Rent Immediately!
- Modern Development with Canal Views
- Two Bedrooms
- Chic Open Plan Kitchen with Reception Room/ Diner
- Family Bathroom/ WC
- Lifts Servicing all Floors
- Secure Entry System
- Fourth Floor Apartment
- Hayes & Harlington 0.1 miles
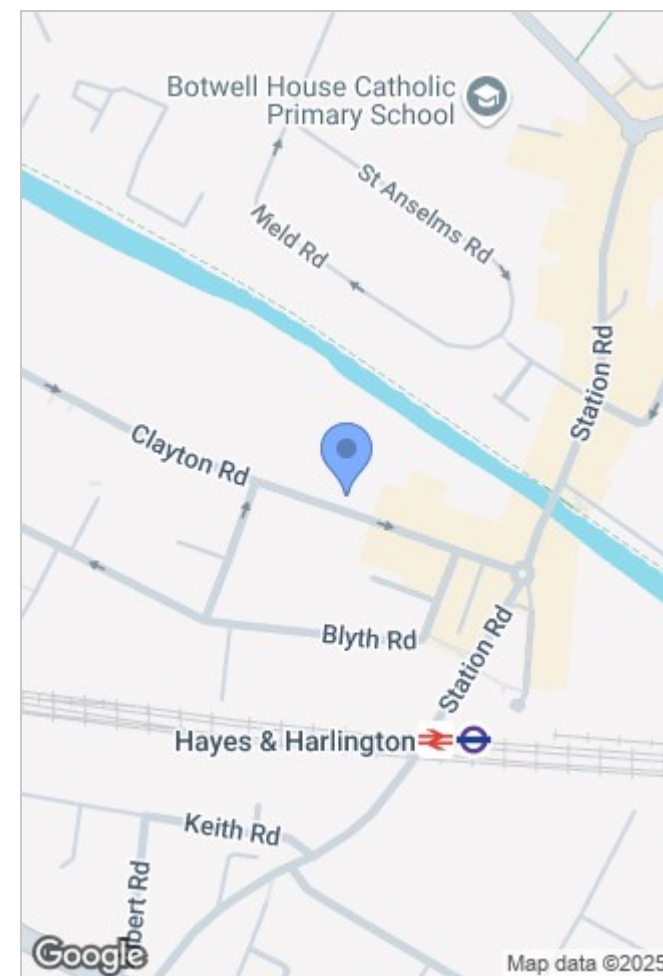- Botwell House Catholic Primary School 0.2 miles

OPEN PLAN KITCHEN/ RECEPTION ROOM
17'1 x 16'3
5.2m x 5.0m

BEDROOM ONE
14'8 x 12'7
4.5m x 3.8m

BEDROOM TWO
10'7 x 9'1
3.2m x 2.8m

ENTRANCE HALL

FAMILY BATHROOM
7'6 x 5'10
2.3m x 1.8m

TOTAL APPROX. FLOOR AREA 637 SQ.FT. (59.2 SQ.M.)

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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	69
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC