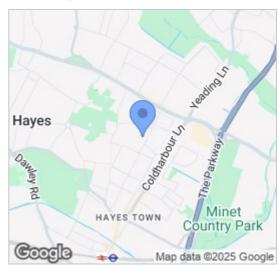
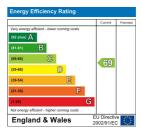
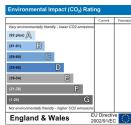


Floor Plan Area Map



## **Energy Efficiency Graph**





## Viewing

Please contact our Sunshine Estates Office on 020 8066 5055 if you wish to arrange a viewing appointment for this property or require further information.



Sunshine Estates are thrilled to present this beautiful, modern, and clean studio flat on the ground floor in Hayes.

About the area: Hayes is a bustling suburban area, offering a diverse range of residents, shopping experiences, and amenities. Local highlights include several parks and green spaces, such as Barra Hall Park, Minet Country Park, and Lake Farm Country Park. The high street provides a wide variety of shops, restaurants, and bars, while the Beck Theatre hosts plays, musicals, and concerts. Nearby, the Old Vinyl Factory, once home to EMI Records, has been transformed into a vibrant mixed-use development. For sports and leisure, residents can enjoy the Botwell Green Sports and Leisure Center.

Do not miss out on this modern, clean, and well-located studio in the tranquil and vibrant area of Hayes. Contact us today to arrange a viewing!



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.