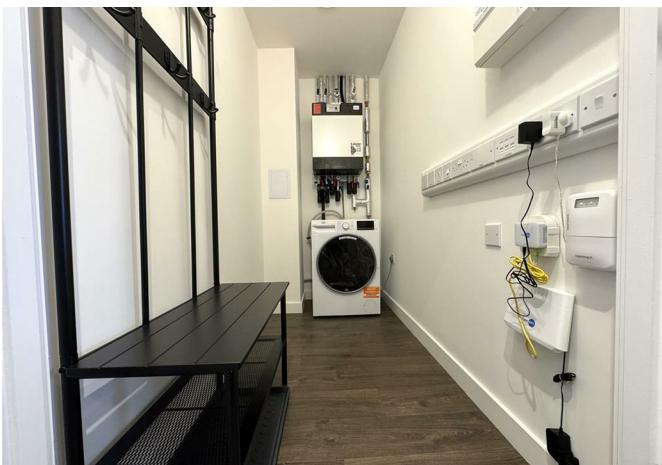




7 Excelsa Court 10 Riband Walk, Hayes, Middlesex, UB3 4SQ

£1,600 Per month



7 Excelsa Court 10 Riband Walk, Hayes, Middlesex, UB3 4SQ

£1,600 Per month

New to the market, this stunning fully furnished spacious Studio apartment is located in Excelsa House, which forms part of the stunning newly built Barratt Homes, Hayes Village development.

The property itself benefits from a large open plan living area with contemporary wood effect flooring and access to a private balcony, stylish fully integrated kitchen with separate long utility / storage cupboard, separated sleeping area, luxury shower room with storage, neutral decoration throughout and IPView secure video entry / communication system.

Residents have access to an on site gymnasium, communal garden and bike store.

Hayes town centre and Hayes & Harlington station are just a short walk away.

* Sorry no allocated parking with this apartment *

Description



Situation



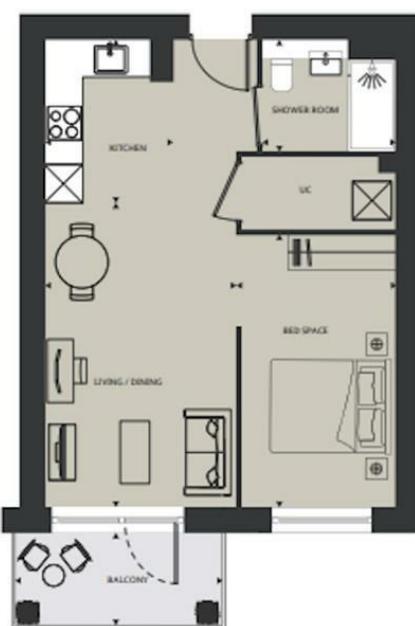
Furnished

Council Tax Band: New Build

Available: 9th February 2026

Floor Plans

1 BED STUDIO

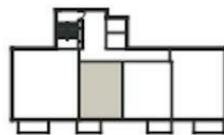


PLOTS 168 (3), 172 (4), 176 (5), 515 (6)

Total internal area
44 sq m 480 sq ft

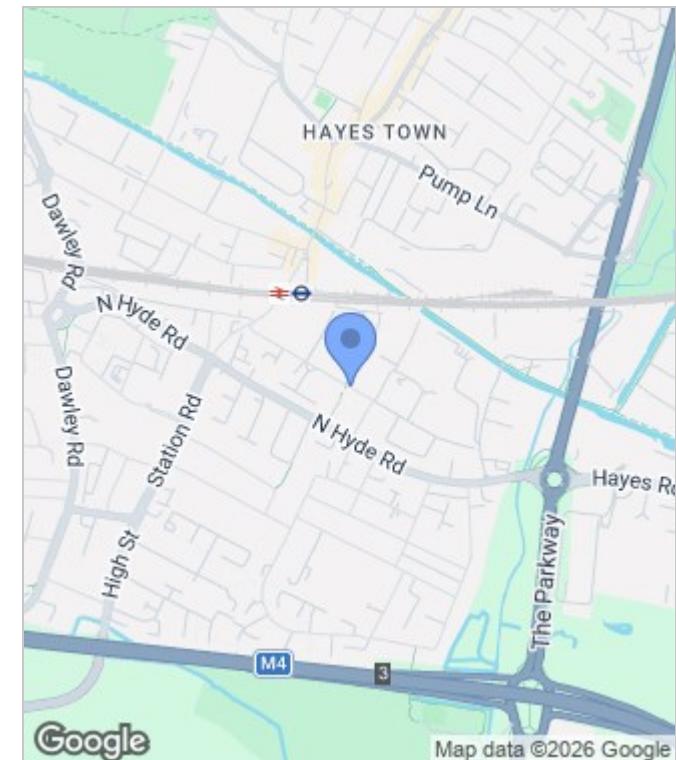
Total external area
5 sq m 54 sq ft

Living/Dining	3.17m x 5m	10'5" x 16'5"
Kitchen	2.07m x 2.65m	6'9" x 8'8"
Bed Space	2.63m x 4.49m	8'7" x 14'9"
Shower Room	2.20m x 1.85m	7'2" x 6'1"
Balcony	3.37m x 1.50m	11'1" x 4'11"

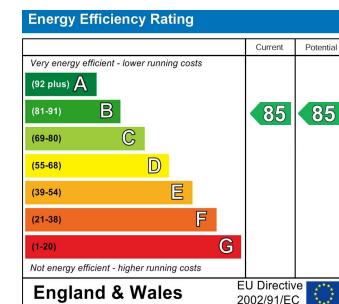


Levels 3 to 6

Area Map



Energy Performance Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.