

The Venue

Powerhouse Lane, UB3 1FN

Asking Price £575,000

To be advised



Powerhouse Lane, UB3 1FN

Brand new to market - 3-bedroom apartment with parking!

- Just launched!
- Allocated parking space available.
- Choose your own interiors with an upgraded specification.
- Ready to move into Summer 2025

3-bedroom apartment within walking distance from Elizabeth line station.

Part of the Hayes regeneration scheme and former home to EMI records, The Venue is rich in musical heritage.

Just a 7-minute walk from Hayes & Harlington station you can reach Paddington in just 17 minutes, using the new Elizabeth Line.

Located on the 1st floor of The Venue this 1115 sqft 3-bedroom benefits from communal podium gardens and a South facing rooftop terrace.

Completion in Summer 2025 with an upgraded specification!

- All apartments ready for Hyperoptic or BT open reach connection.

With its convenient location under a mile from Hayes Town Centre filled with vibrant cafés, bars and restaurants, The Venue is in a prime location for people looking to be part of an exciting community at one of London's most iconic musical landmarks. As part of the refurbishment of the Old Vinyl Factory, a three-screen cinema and live music venue will accompany the eight-acre site, with regular interactive exhibitions to celebrate the history of the complex. You can reach Hayes and Harlington train station in just a 7-minute walk, which offers services to London Paddington in just 20 minutes. London Heathrow is also only a 10-minute drive away.

* Please note these are show home photography and computer generated images and are for illustrative purposes only. Journey times are estimates and taken from TFL.

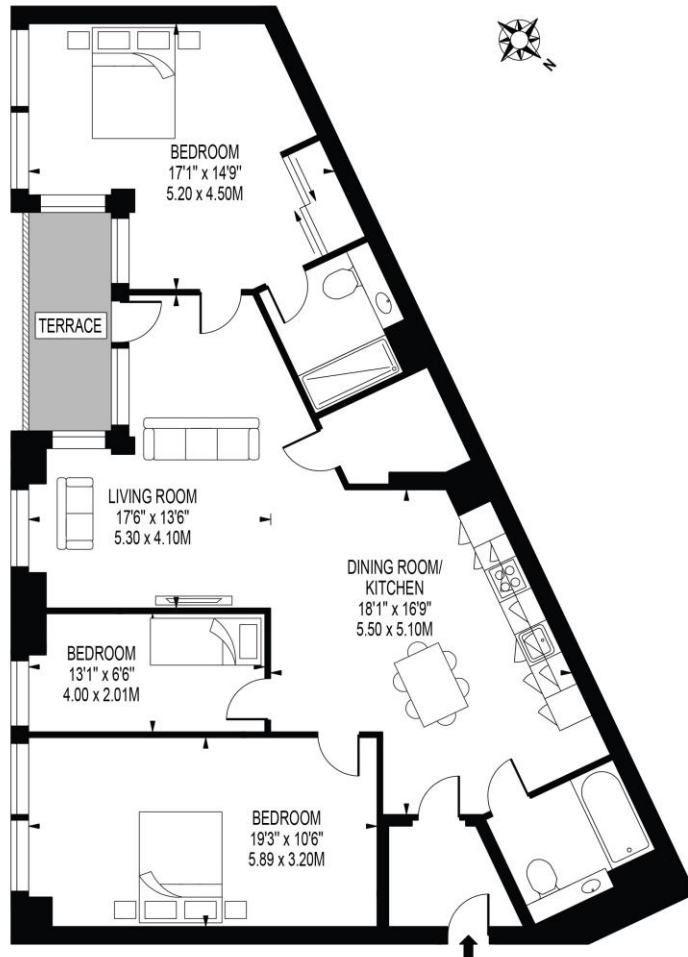


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PLOT 184
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1115 SQ FT - 103.59 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR INSTANCES OMITTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUATE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Additional information

- Service Charge: £3601
- Ground Rent: 0
- Council Tax Band: D

Contact us

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