

The Venue

Powerhouse Lane, UB3 1FN

Asking Price £360,000

Leasehold



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**** NOW AVAILABLE TO RESERVE WITH JUST A 5% DEPOSIT!!****

- Own 100% of the property for 80% of the price!
- Completion July 2025
- 7 minute walk to Elizabeth line station
- Brand new specification
- 5 minutes from Heathrow Airport

A 2 bedroom apartment just a 7-minute walk from Hayes & Harlington station you can reach Paddington in just 17 minutes, using the new Elizabeth Line.

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

Located on the 1st floor of The Venue this 764 sqft 2 bedroom benefits from communal podium gardens and a South facing rooftop terrace.

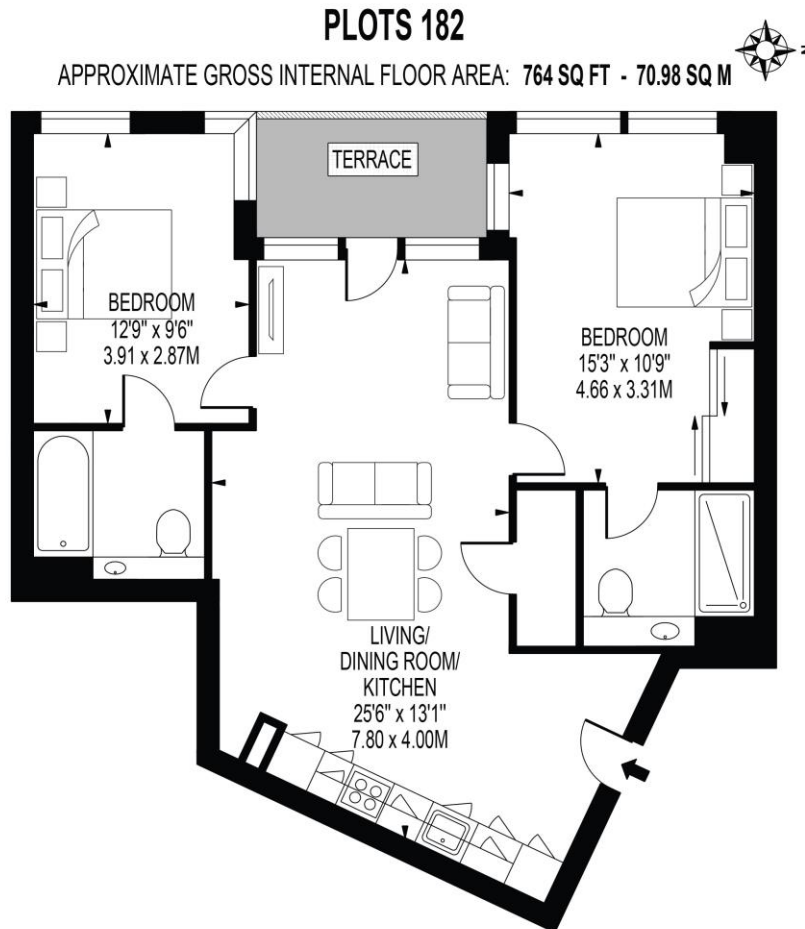
- All apartments ready for Hyperoptic or BT open reach connection.

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 showhome photography and computer generated images and are for illustrative purposes only. Journey times are estimates and taken from TFL.







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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: £2467
- Ground Rent: 0 (peppercorn)
- Council Tax Band: C

Contact us

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