



Perth Avenue | Hayes | UB4 9LW

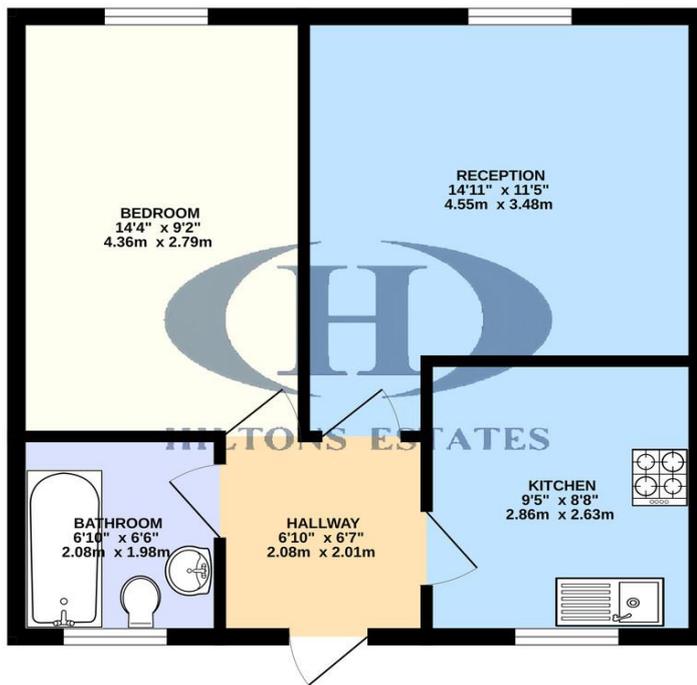
£220,000

This well-presented 1-bedroom ground floor flat on Perth Avenue, Hayes (UB4 9LW), offers a spacious and comfortable living space. The generously sized bedroom provides ample room for furniture and storage, while the bright reception room offers a perfect space for both relaxation and entertaining. The flat also features a fully fitted kitchen, equipped with modern appliances and plenty of storage, ideal for cooking and meal preparation.

With a practical layout that maximizes space, this flat ensures comfort and convenience. It benefits from easy access to Northolt, Southall, and Uxbridge, along with multiple transport links, including bus routes and train stations, making commuting a breeze. Local amenities and green spaces are also within reach, making this flat a perfect choice for individuals or couples looking for a cozy and well-connected home in Hayes.

- Spacious 1-bedroom ground floor flat
- Fully fitted kitchen with modern appliances
- Easy access to Northolt, Southall, and Uxbridge
- Great transport links nearby
- Close to local amenities and green spaces

GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA - 459 sq.ft. (42.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements