

1 Bed Flat

**£1,350** per month



## Griffiths Court Nestles Avenue UB3 4QB

AVAILABLE NOW / NEAR CROSSRAIL STATION: Spacious 1 bedroom ground floor flat situated in a secure gated development perfectly located for Hayes & Harlington mainline station and offering easy access to The Parkway, the M4/M25 motorway network and London Heathrow Airport.

Well presented this flat features a spacious lounge, fitted kitchen with appliances, 3 piece fitted bathroom and good size bedroom.

Available now

- \* Minimum Tenancy 6 Months
- \* Deposit £1,350
- \* Council Tax Band C

## Accommodation

1 Bedroom Flat

Available Now

Secure Gated  
Development

Double Glazed Windows

Spacious Accommodation

Close to Local Amenities

EPC Rating TBC

## First Floor

**Lounge** - 14' 1" x 12' 5" (4.3m x 3.8m) Fitted carpet and radiator. Double glazed window to front aspect.

**Kitchen** - 6' 10" x 9' 2" (2.1m x 2.8m) Vinyl flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, extractor fan hood, space for fridge/freezer, plumbing for washing machine and double glazed window to front aspect.

**Bedroom** - 13' 5" x 7' 10" (4.1m x 2.4m) Fitted carpet, radiator and fitted wardrobe. Double glazed window to front aspect.

**Bathroom** - Three-piece bathroom suite to include a panel enclosed bath with shower mixer taps, pedestal hand basin, low level W.C. and part tiled walls and splashbacks.



## Exterior

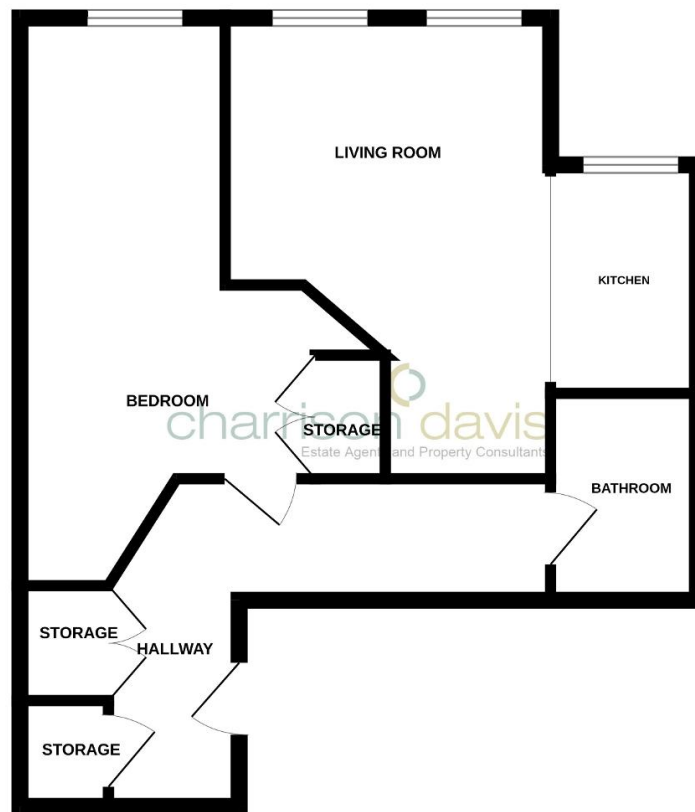
**About Hayes** - Hayes is a town in west London. Historically in Middlesex, Hayes became part of the London Borough of Hillingdon in 1965. Hayes has an abundance of retail parks, shopping centres and a modern leisure centre with swimming pool completed in 2010. Stockley Business Park and Championship Golf course, set in 240 acres of rolling countryside, border Hayes to the west.

The district adjoins Harlington which borders London Heathrow Airport to the south and shares a railway station with the smaller district on the Great Western Main Line to Paddington. The Crossrail project linking Hayes and Harlington station to Canary Wharf is due to complete in 2022. The journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

The Uxbridge Road runs directly through the centre of Hayes to Shepherds Bush and the town offers other excellent transport links with the M4/M25 motorway networks being linked via The Hayes-By-Pass to the A40(M) into Central London and M40 to Birmingham.

Hayes has a long history. The area appears in the Domesday Book of 1086. Landmarks in the area include the Grade II listed Parish Church, St Mary's - the central portion of the church survives from the twelfth century and it remains in use (the church dates back to 830 A.D.)- and Barra Hall, a Grade II listed manor house. The town's oldest public house - the Adam and Eve, on the Uxbridge Road - though not the original seventeenth-century structure, has remained on the same site since 1665.

GROUND FLOOR



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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