

2 Bed Maisonette

£1,600 per month



Barnard Gardens UB4 9ER

2 BED MAISONETTE / CONVENIENT LOCATION: This 2 bedroom maisonette situated within in a convenient location giving easy access, via The Parkway, to both the A40(M) and the M4/M25. Exceptionally well presented this spacious flat has undergone a complete upgrade and is only a short drive from Hayes mainline station to Paddington and Heathrow Airport.

This Property is available immediately features a good size lounge, two bedrooms and a three-piece bathroom.

Other benefits include double glazed windows, gas central heating and private rear garden.

- * Minimum Tenancy 6 Months
- * Deposit £1,600
- * Council Tax Band C

Accommodation

2 Bedroom Maisonette

First Floor

**Convenient Popular
Location**

**Gas Central Heating /
Double Glazing**

Private Rear Garden

Available Immediately

EPC Rating C

First Floor

Lounge - Fitted carpet and a radiator. Double glazed window to front aspect

Kitchen - Vinyl flooring. Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, extractor fan, electric oven, space for fridge/freezer and part tiled walls and splashbacks. Double glazed window to rear aspect.

Bathroom - Vinyl flooring and radiator. Three-piece bathroom suite to include a bath with shower mixer taps, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.

Bedroom 1 - Fitted carpet, radiator and double glazed window to rear aspect.

Bedroom 2 - Fitted carpet, radiator and double glazed window to front aspect.

Exterior

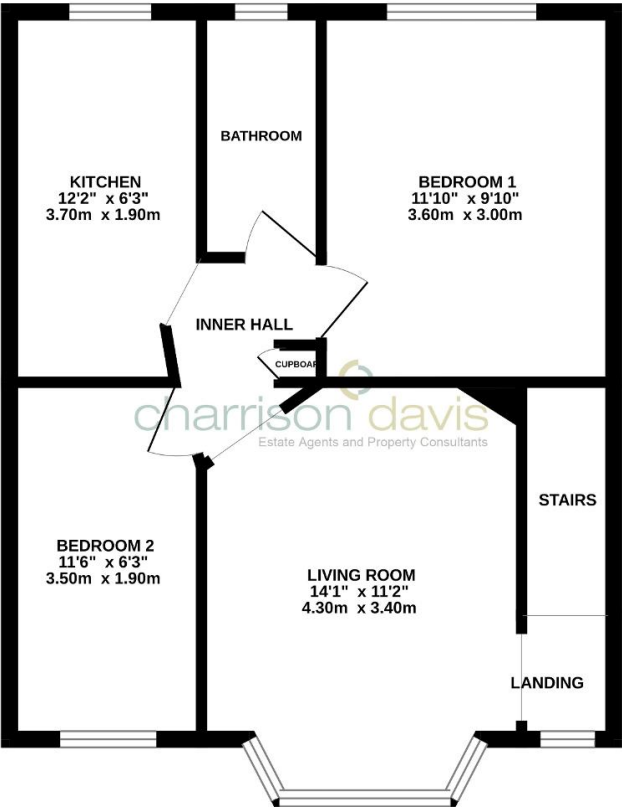
Outside - Private rear garden

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. 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.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		