



- THREE Bedrooms
- Investment Opportunity
- Town Centre Location
- Double Glazing
- Viewing By Appointment Only

- Split Level Maisonette
- No Upper Chain
- Two Reception Rooms
- Gas Central Heating
- EPC Rating E

A large three bedroom split level maisonette finished to a good standard throughout offered to the market with no upper chain.

The property briefly comprises; entrance hallway with doors leading to a modern fitted kitchen with wall & base units, spacious reception room with featured fire place and second reception room. To the first floor there are three well proportioned bedrooms and white suite shower room. To the front there is access to own private patio area.

Kingshill Avenue has multiple amenities and transport links nearby along with secondary and primary schools in a close proximity.

Tenure: Leasehold
149 years remaining
No service charge
The ground rent is peppercorn and therefore not payable.
Local Authority: London Borough Of Hillingdon
Council Tax Band: C

Internet Speed: Download - (up to) 80 Mbps Upload - (up to) 20 Mbps

Mobile Coverage (Indoor):

EE - Good outdoor & in home
Three - Good outdoor & variable in home
O2 - Good outdoor & in home
Vodafone - Good outdoor & in home

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk/>







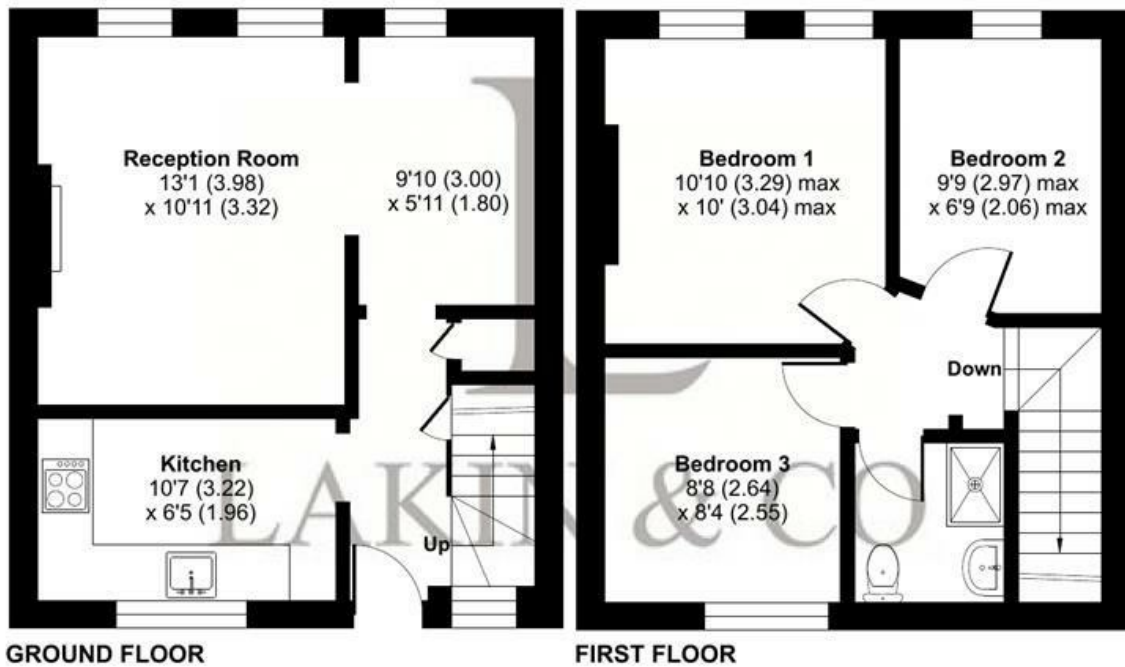
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		49	69
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Kingshill Avenue, Hayes, UB4

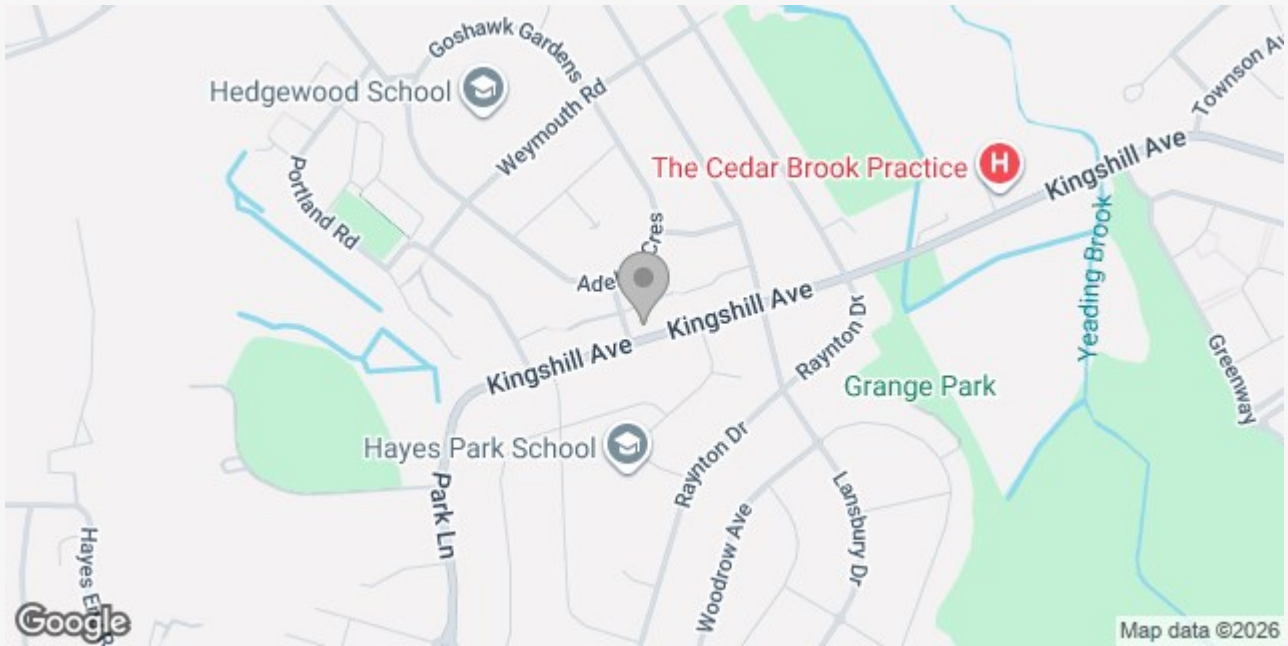
Approximate Area = 702 sq ft / 65.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lakin & Co. REF:1446150

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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