

24 Farine Avenue, Hayes, UB3 4GF

- Exceptional tenth floor penthouse with panoramic views
- Private balcony overlooking landscaped canal surroundings
- Modern open plan living with integrated kitchen
- Three spacious bedrooms and two luxury bathrooms
- Allocated parking and residents' exclusive gym access
- Eight minute walk to Elizabeth Line station

Offers In The Region Of £500,000

10TH FLOOR
786 sq.ft. (73.0 sq.m.) approx.

Description

Occupying the 10th floor of the highly sought after Forastero House, this exceptional three bedroom penthouse apartment enjoys an enviable position within the award winning Hayes Village development, offering approximately 786 sq. ft of beautifully appointed accommodation, together with a private balcony, allocated parking and access to excellent resident amenities.

Designed with modern living in mind, the apartment has been finished to an impressive specification throughout, combining elegant interiors with practical everyday functionality. A welcoming entrance hall leads to the heart of the home; a superb open plan kitchen, dining and reception room. The contemporary kitchen is fitted with sleek cabinetry, integrated appliances including a full height fridge/freezer, dishwasher and oven, complemented by generous work surfaces and ample storage. The reception area is flooded with natural light and opens directly onto a spacious private balcony, perfectly positioned to enjoy far reaching views towards the London skyline and the surrounding canal side landscape.

The principal bedroom is a generous double and benefits from built in mirrored wardrobes together with a stylish en suite shower room. Bedroom two is also a comfortable double with fitted mirrored wardrobes, whilst the third bedroom provides excellent flexibility as a guest room, nursery or home office. A luxurious family bathroom serves the remaining accommodation, and a large internal storage cupboard provides excellent additional practicality.

Residents of Forastero House benefit from secure video entry, lift access to all floors, beautifully maintained communal areas and exclusive use of the on site residents' gym. The apartment is further enhanced by an allocated parking space, a highly desirable feature within this increasingly popular development.

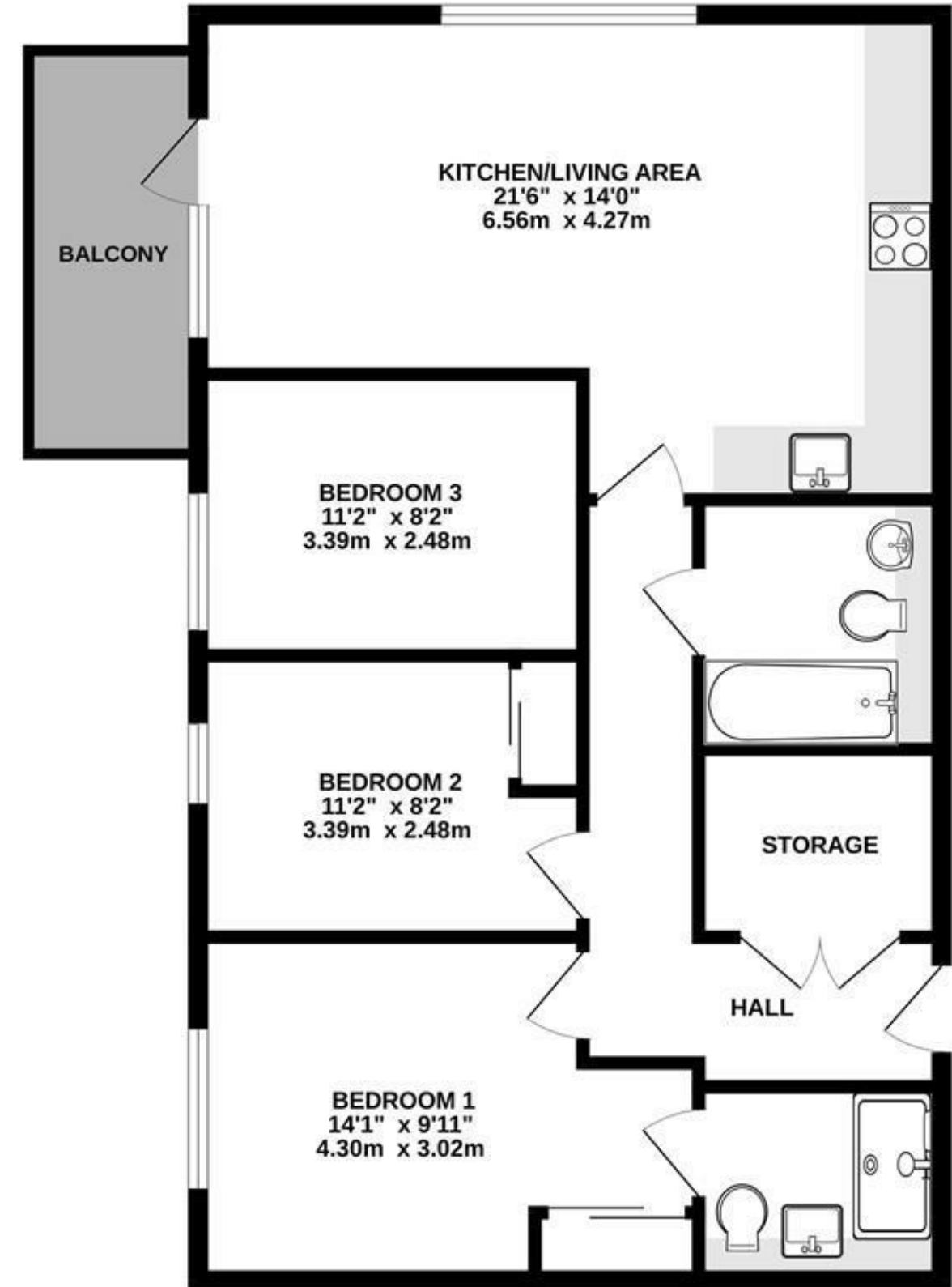
Hayes Village has become one of West London's most exciting residential destinations, thoughtfully designed around landscaped gardens and the picturesque Grand Union Canal. Hayes & Harlington Station is approximately 0.4 miles (around an eight-minute walk) away, where the Elizabeth Line provides fast and direct connections to Paddington, Bond Street, Canary Wharf and Heathrow Airport, making this an outstanding choice for both commuters and investors.

Offering stylish interiors, generous proportions and an excellent lifestyle setting, this superb penthouse apartment presents a rare opportunity to acquire one of the finest homes within the development.

Additional information

Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council tax band: D
EPC rating: B

Lease term: 996 years remaining
Service charge: £2,525 per annum
Ground rent: £0 per annum



TOTAL FLOOR AREA : 786 sq.ft. (73.0 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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