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Powerhouse Lane, Hayes, UB3 1FN

- Allocated underground parking bay
- Two double ensuite bedrooms
- No onward chain
- Modern fitted kitchen
- Residents' roof terrace and internal courtyard garden
- Very good condition
- Private balcony
- 0.3 Miles to Hayes & Harlington Station
- Utility/Storage room

Asking Price £350,000

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Description
Powerhouse Lane offers contemporary living in a well-connected Hayes location, with local amenities and excellent transport links nearby. Residents benefit from private balconies, allocated underground parking and communal gardens. With easy access to Heathrow, Central London and the wider road network, this property represents an excellent opportunity for first-time buyers and investors alike.

Accommodation
The property comprises a well-proportioned fourth-floor apartment extending to approximately 792 sq ft.

The heart of the home is the impressive open-plan kitchen/living/dining area, measuring approximately 27'3" x 15'2" . The contemporary kitchen is fitted with a generous range of sleek gloss wall and base units, integrated appliances, a modern hob and extractor, and a striking dark marble-effect splashback. A substantial central island with a timber worktop provides excellent preparation space, additional storage and a sociable breakfast/bar area. The adjoining living and dining space is bright and versatile, comfortably accommodating a large dining table and generous seating area.

From the living space, doors lead out to a private balcony, providing a pleasant extension to the main reception area.

The apartment provides two well-proportioned double bedrooms. Bedroom 1 measures approximately 11'4" x 10'7" and benefits from a bright, comfortable layout. Bedroom 2 is particularly generous at approximately 14'0" x 14'0" , offering ample space for a substantial bedroom suite and additional furniture.

There are two contemporary bathrooms, both finished to a high standard. The main bathroom features a modern white suite with a bath and shower over, while the additional shower room is finished with a large walk-in shower enclosure, wall-hung WC, contemporary vanity unit and illuminated mirror.

A useful utility room is accessed from the hallway, providing valuable additional storage and laundry space. The welcoming hallway provides access to all principal rooms and completes the accommodation.

Outside
The property benefits from a private balcony, providing a pleasant outdoor space directly accessible from the apartment and ideal for enjoying some fresh air or outdoor seating.

The property also comes with the benefit of allocated underground bay parking, providing convenient off-road parking for residents.

Residents further have access to a residents' roof terrace and an internal courtyard garden, offering attractive landscaped outdoor space to enjoy.

Situation
Powerhouse Lane is conveniently situated in Hayes, close to local shops, supermarkets, schools and Hayes town centre. Hayes & Harlington Station is approximately 0.3 miles away, offering Elizabeth line connections to Central London, with Paddington reachable in around 20 minutes by train. Lake Farm Country Park is nearby, while Heathrow Airport is approximately a 10-minute drive away. West London and the wider road network are also easily accessible.

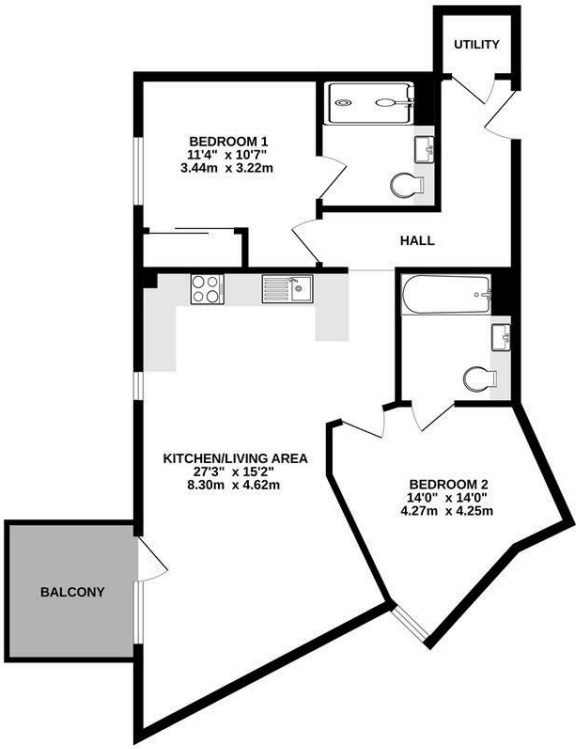
Terms and notification of sale
Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council Tax Band: C
EPC Rating: B

Lease Remaining: 992 years
Service Charge: Approximately £2000 per annum
Ground Rent: None

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors an solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

4TH FLOOR
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.6 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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