



**Farine Avenue, Hayes, UB3**

Asking Price: £340,000

 Benham  
& Reeves

# Farine Avenue, Hayes, UB3

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

An stylish one bedroom apartment offering bright and spacious accommodation throughout. The apartment is built up of an impressive 549 square feet (approx.). The open planned living area is naturally lit by its south eastern aspect and access to a private balcony. It has a custom designed handless kitchen with soft close doors, drawers and has built in Zanussi appliances. The stylish bathroom suite consists of ceramic tiles and white hand wash basin, bath tub, screen and rain head shower. The carpeted bedroom benefits from a large window and built in wardrobes. Further benefits include Engineered wood effect flooring in the living area and offered with no onward selling chain.

An exciting development located in the iconic former Nestlé factory site, Hayes Village is surrounded by parklands and transport links, making it the perfect place for growing families and city commuters alike. With easy access to local amenities, quick connections to Heathrow and a vibrant village-like feel at its heart, you could soon be soaking up everything this new community has to offer.

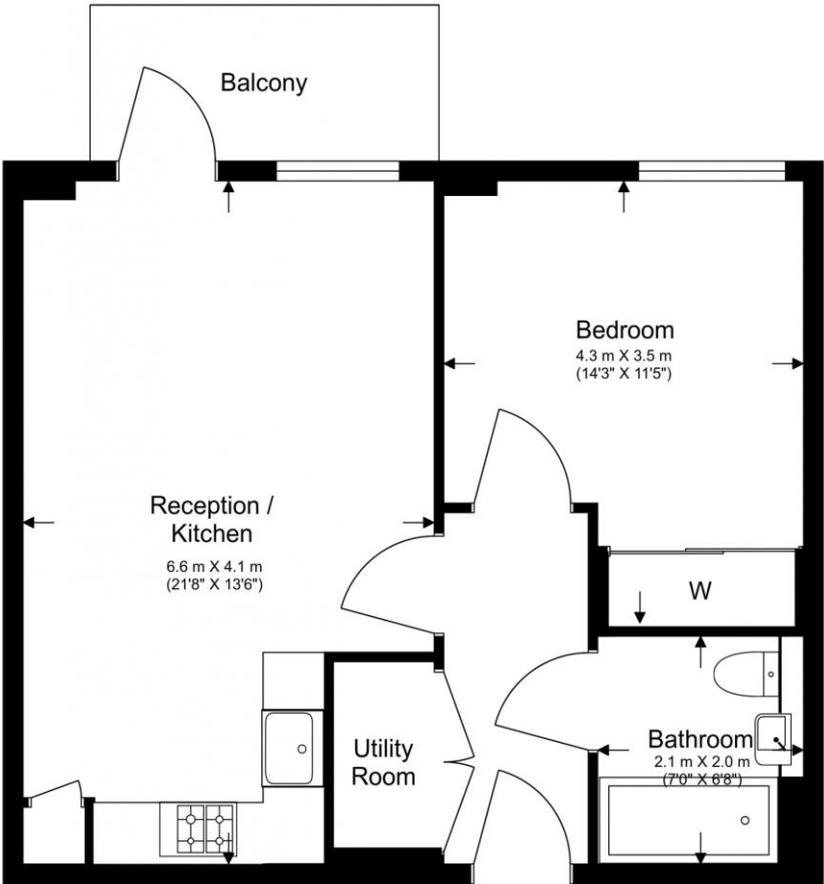




## Property Features:

- Chain Free
- Stylish One Bedroom Apartment
- Second Floor
- 549 Square Feet (Approx.)
- Private South East Balcony
- Over 9 acres of green space
- On-site Residents' Gym & Running Track  
Hayes & Harlington Station (Elizabeth Line)  
within 10 minutes walk

**Second Floor**  
 Total Gross Internal Area  
 51 Sq/m - 549 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£340,000
Tenure:	Leasehold Expires 24/06/3018 Approximately 993 Years Remaining
Ground Rent:	Nil
Service Charge:	£1,846.97 approx. (per annum) For the year of 2025
Anticipated Rent:	£1,660.00 pcm Approx. 5.9% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: CHN250017

T: 020 8280 0140

E: [ealing.sales@benhams.com](mailto:ealing.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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