



Carnation Gardens, Hayes, UB3

Asking Price: £425,000



Carnation Gardens, Hayes, UB3

🏠 2 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Leasehold

An incredibly unique two bedroom apartment offering bright and spacious accommodation throughout. The apartment is built up of an impressive 768 square feet (approx.) and offer high than average ceiling heights of 3.4M. The open planned living area is naturally lit by its southerly aspect and large crittall style windows. It has a custom designed handleless kitchen with soft close doors, drawers and has built in Zanussi appliances. Both bedrooms are carpeted and benefit from a large windows and ample room for wardrobes, with bedroom one having the added luxury of a ensuite shower room. The ensuite and family bathroom consists of ceramic tiles and white hand wash basin, and rain head shower. Further benefits include Engineered wood effect flooring in the living area, comfort cooling throughout the apartment and a residents only gym.

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.

Truscon House is a listed building which has kept its art Deco-style entrance on the south elevation. It is located at the end of a treelined avenue, which runs through the rebuilt Wallis Gardens.

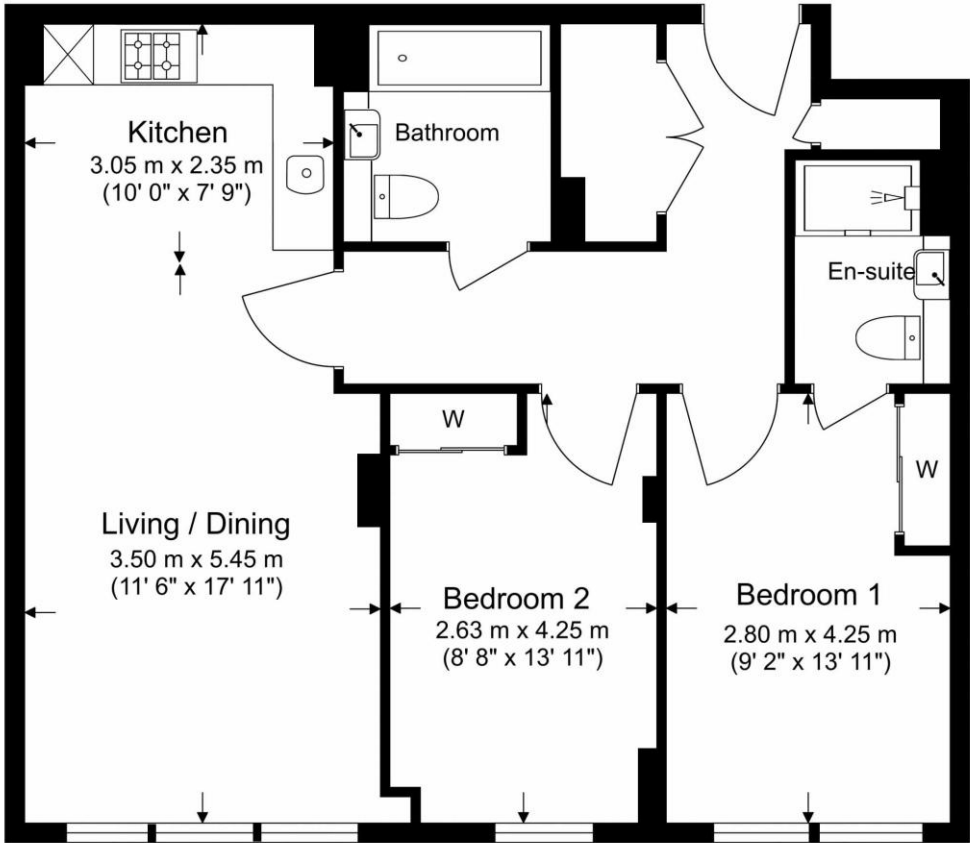




Property Features:

- Stylish Two Bedroom Apartment
- Higher Than Average Ceiling Heights (3.4M)
- Fitted Air-Conditioning Throughout
- Third Floor
- 768 Square Feet (Approx.)
- South Facing Aspect
- Residents Only Gym
- Hayes & Harlington Station (Elizabeth Line)
Within 10 Minutes Walk

3rd Floor
Total Gross Internal Area
71.3 Sq/m - 768 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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:	£425,000
Tenure:	Leasehold Expires 30/09/3017 Approximately 991 Years Remaining
Ground Rent:	Nil
Service Charge:	£1,569.50 (per annum) till 31 May 2026
Anticipated Rent:	£1,950.00 pcm Approx. 5.5% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA260090

T: 020 8280 0140

E: ealing.sales@benhams.com

W: www.benhams.com

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