



**NEW HAYES, PUMP LANE, HAYES, MIDDLESEX, UB3**  
**£425,000 LEASEHOLD**

## **TWO BED 2 BATH MODERN FLAT**

**Kingsbury** | 020 8204 0000 | [kingsbury@winkworth.co.uk](mailto:kingsbury@winkworth.co.uk)

**Winkworth**

*winkworth.co.uk*

See things differently



**DESCRIPTION:** Located at the heart of this vibrant and up-and-coming area of West London, New Hayes is an exciting new development. With a brand new selection of modern, well-designed studio, 1, 2 and 3 bedroom apartments, including wheelchair accessible apartments and under-croft parking. You'll easily find the one you'll want to come home to. The benefits of this brand new flat are as following:

10-year NHBC Buildmark warranty

2-year Fairview warranty

Fully-fitted kitchen with integrated appliances

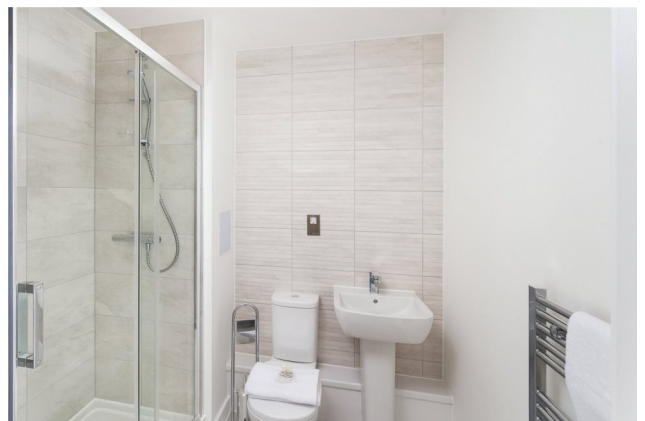
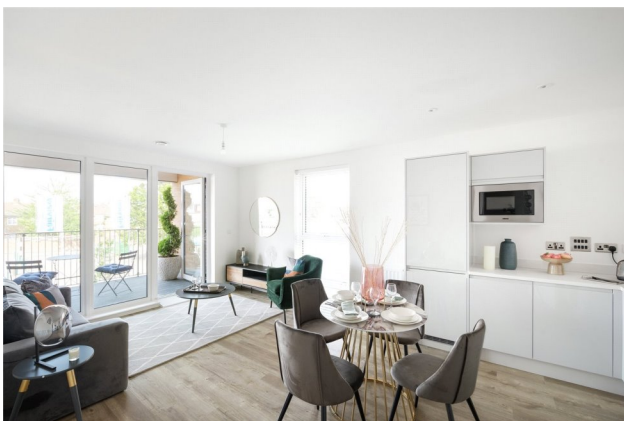
Fitted 'New Dublin twist' grey carpets to bedrooms

London Help to Buy available

8 minute walk to Hayes & Harlington Station

Landscaped podium garden

Ofsted-rated 'Good' and 'Outstanding' schools nearby



**Winkworth**



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# TYPE C2

## 2 BEDROOM APARTMENT

**Total Floor Area**

74.0 sq m      797 sq ft

**Total Outside Area**

8.3 sq m      89.34 sq ft

**Kitchen/Living/Dining**

5.48m x 4.78m      18'0" x 15'8"

**Master Bedroom**

5.15m x 3.16m      16'11" x 10'4"

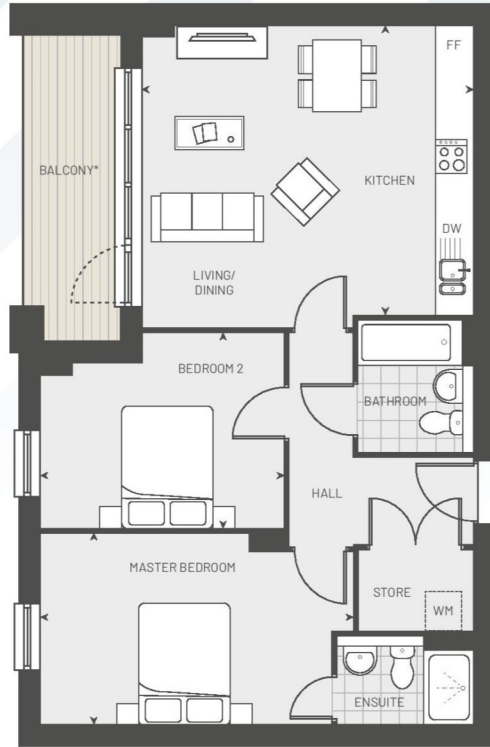
**Bedroom 2**

4.00m x 3.20m      13'1" x 10'6"

**West facing balcony**

\*Terrace to Plot 62 only.

- Plot 85 Fifth floor
- Plot 79 Fourth floor
- Plot 73 Third floor
- Plot 67 Second floor
- Plot 62 First floor



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.