

## Union House, 23 Clayton Road UB3 1AA

**3 BEDROOM FLAT / GREAT LOCATION:** Well presented 3 bedroom apartment located within the Union House development near to Hayes mainline station to Paddington (Crossrail due 2022) and offering easy access to The Parkway, the M4/M25 motorway network and London Heathrow Airport.

The property is available with no upper chain and features an entrance hall with spacious lounge / dining area, open plan kitchen area with some built in appliances, double bedrooms, main bedroom with en-suite and a quality fitted bathroom.

Situated on the first floor this apartment benefits from an entryphone system and allocated parking and is ideal for the first time or investment buyer.

## Accommodation

- 3 Double Bed Apartment
- Convenient For Crossrail
- Well Presented Throughout
- Modern Fitted Kitchen
- Large Reception Room
- No Upper Chain
- EPC Rating D / Leasehold

## Ground Floor

**Communal Entrance** - Tiled flooring with lift or stairs to first floor.

## First Floor

**Entrance Hall** - Wooden flooring.

**Living Area / Kitchen** - 15' 1" x 15' 8" (4.6m x 4.8m) Wooden Flooring, electric heating, fitted wall and base units with worktops to include a single drainer sink unit, cooker point, electric hob, extractor fan hood, electric oven, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher and part tiled walls and splashbacks. Double glazed window to aspect

**Bedroom 1** - 10' 5" x 10' 9" (3.2m x 3.3m) Wooden flooring, electric heating, fitted wardrobes, storage cupboard and double glazed window.

**Bedroom 2** - 14' 1" x 8' 2" (4.3m x 2.5m) Wooden flooring, electric heating, fitted wardrobes and double glazed window.

**Bedroom 3** - 10' 5" x 7' 6" (3.2m x 2.3m) Wooden flooring, electric heating, fitted wardrobes and double glazed window.

## Exterior

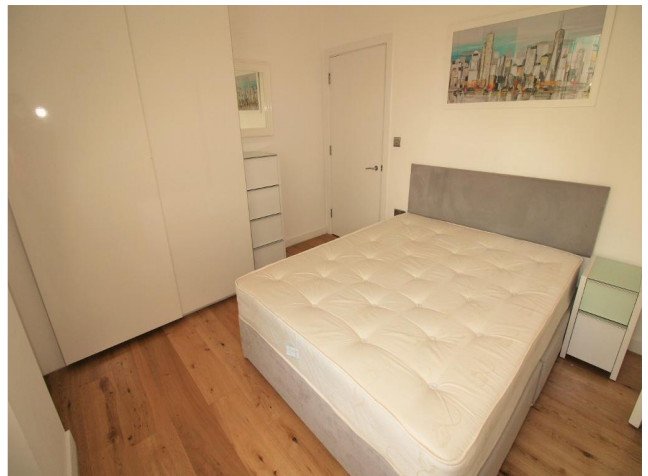
**Parking Space** - Parking space included.

**Tenure** - Leasehold: Approximately 996 years although Vendors solicitor will confirm exact term remaining.

**Service Charge:** Approximately £2,000 per annum to include buildings insurance although Vendors solicitor will confirm exact charges levied.

**Ground Rent:** £ 300 per annum (to be confirmed by Vendors solicitor)

**About Hayes** - Hayes is a town in west London. Historically in Middlesex, Hayes became part of the London Borough of Hillingdon in 1965. Hayes has an abundance of retail parks, shopping centres and a modern leisure centre with swimming pool completed in 2010. Stockley Business Park and Championship Golf course, set in 240 acres of rolling countryside, border Hayes to the west.



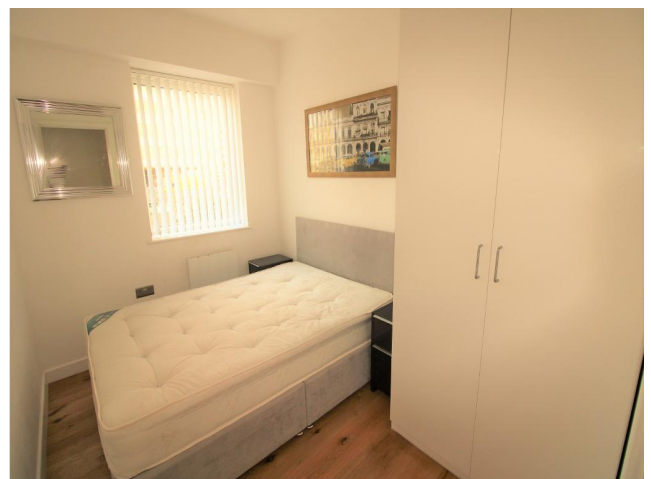


Hayes adjoins Harlington which borders London Heathrow Airport to the south and shares a railway station with the smaller district on the Great Western mainline to Paddington. The Crossrail project linking Hayes and Harlington station to Canary Wharf is due to complete in 2022. The journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

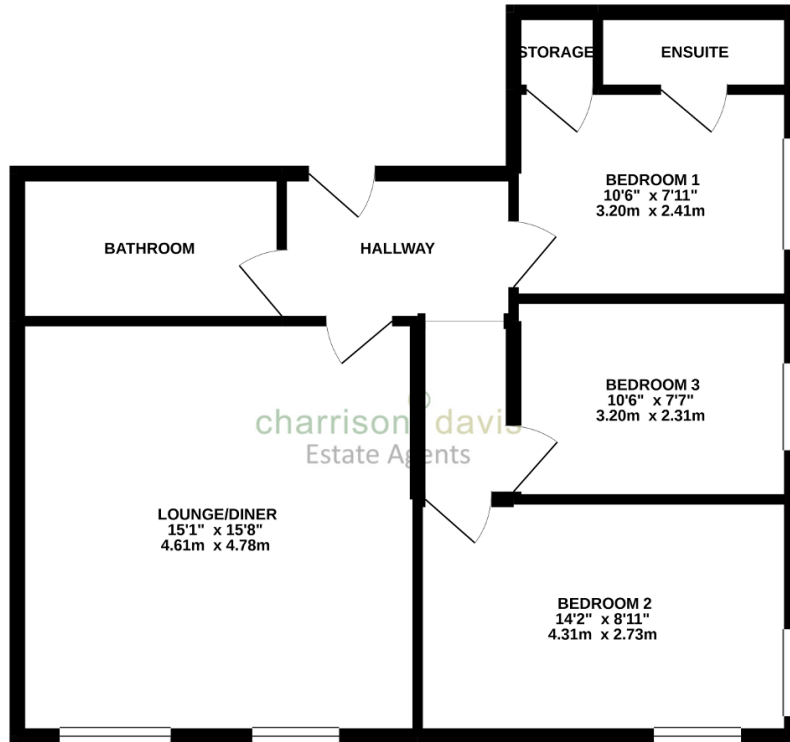
The Uxbridge Road runs directly through the centre of Hayes to Shepherds Bush and the town offers other excellent transport links with the M4/M25 motorway networks being linked via the Hayes-By-Pass to the A40(M) into Central London and M40 to Birmingham.

Hayes has a long history. The area appears in the Domesday Book of 1086.

Landmarks in the area include the Grade II listed Parish Church, St Mary's - the central portion of the church survives from the twelfth century and it remains in use (the church dates back to 830 A.D.)- and Barra Hall, a Grade II listed manor house. The town's oldest public house - the Adam and Eve, on the Uxbridge Road - though not the original seventeenth-century structure, has remained on the same site since 1665.



FIRST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 753sq.ft. (70.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	<b>66</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>69</b>	<b>69</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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