



## Hayes

**£950 pcm**

### Smart Studio

If you are looking for a new home which is contemporary, stylish, ideally located for a main train line with direct access to Paddington which is also soon to become part of the Elizabeth line network (Crossrail), then look no further. This stunning super studio apartment offers all that could be expected from a property of this style, including, living space, separate bedroom area, spacious shower room, secure video entry phone system, private parking space and an ideal location. If this sounds like something that would suite you, call Karwood and let us show you around.

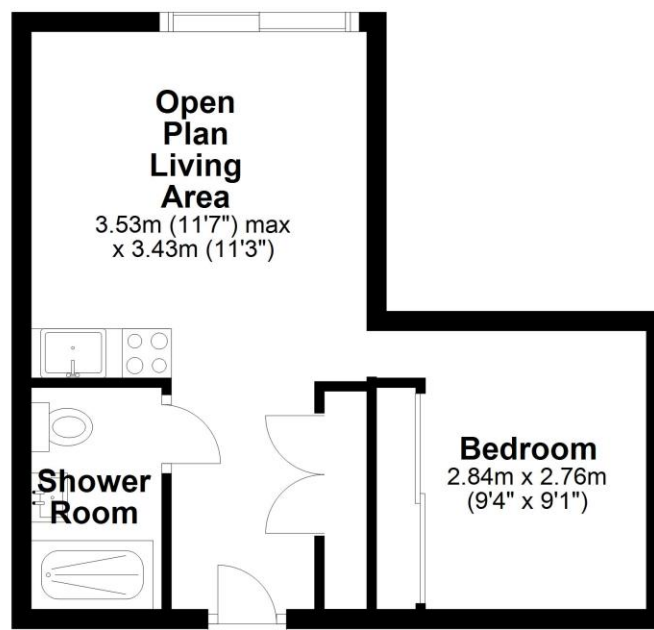
Ref: KPL1000549

### Features

- Super Studio
- Contemporary
- Living Room
- Bedroom
- Shower room
- Utility Cupboard
- Allocated parking
- Video Entryphone



## Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and 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.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	75
		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

## Location

