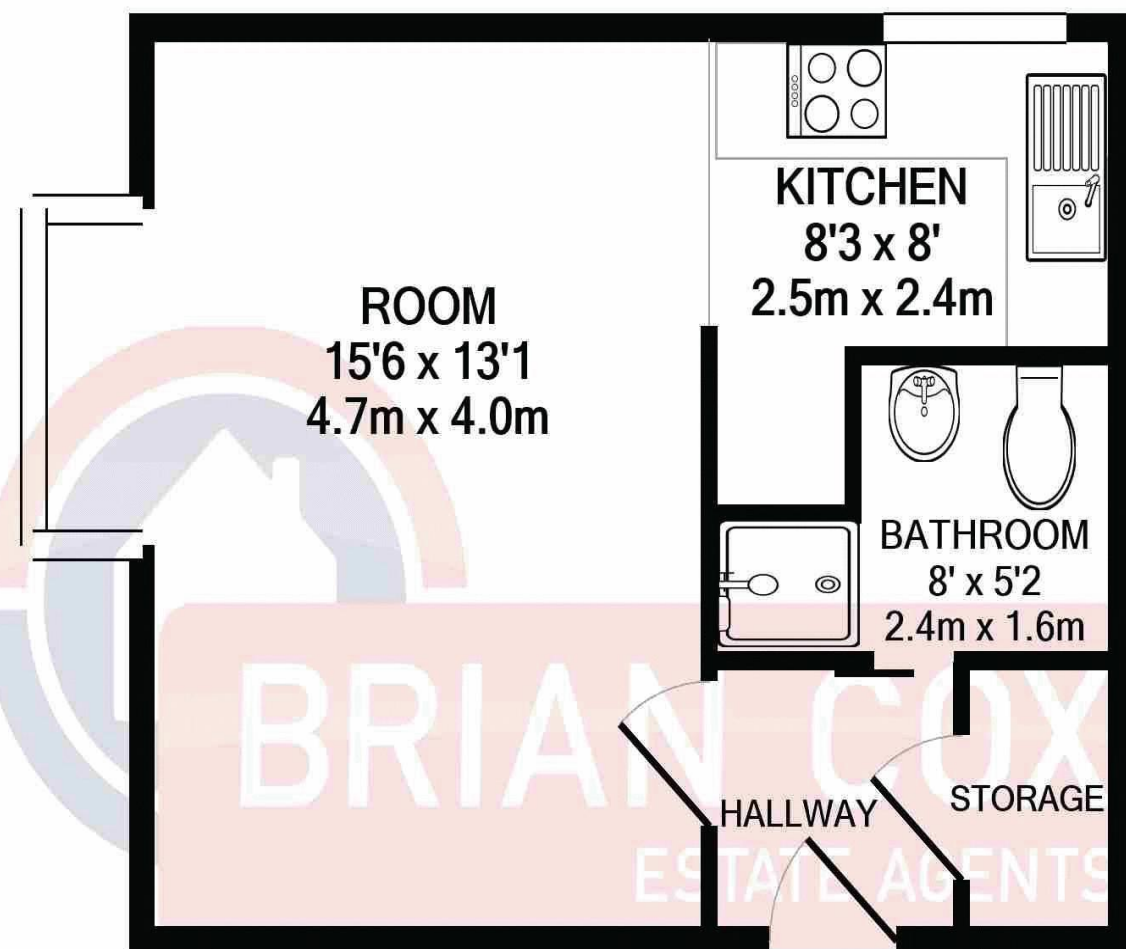


## the floorplan...



0208 842 4008  
brian-cox.co.uk



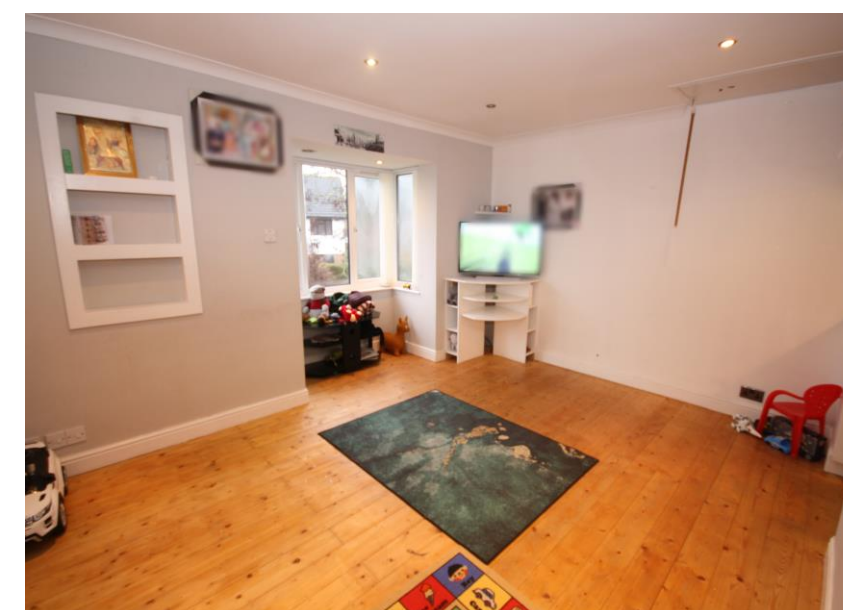
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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## more details from...

call: **Brian Cox Northolt: 0208 842 4008**  
email: [Jeff.Osullivan@brian-cox.co.uk](mailto:Jeff.Osullivan@brian-cox.co.uk)  
web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



Brian Cox present to the market this first floor studio. The property is perfect for first time buyers looking to get on the property ladder or investors looking for a good return. The property is being sold chain free and comes with a boarded loft for storage. Further benefits include double glazing, electric heating and external storage. Call now so you do not miss out.



£160,000  
Leasehold

Helmsdale Close, Hayes UB4 9QS

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.





## in brief...

- First Floor
- Purpose Built Studio Flat
- Parking Space
- Chain Free
- Boarded Loft Space for Storage
- Double Glazing



## the location...

### nearest stations ...

Southall (1.6 miles)  
Northolt (1.7 miles)  
Greenford (2.0 miles)



Hayes is a town in West London, situated 13 miles (21 km) west of Charing Cross. Historically in Middlesex Hayes became part of the London Borough of Hillingdon in 1965.

Hayes's is only a short distance away where The Beck Theatre opened in 1977, and offers a wide range of touring shows in a welcoming modern building. The Beck is a community theatre, offering one-night concerts, comedy, drama, films, opera, and pantomime.

There are many local schools in the area these include Brookside Primary School, Viking Primary School, Durdans Primary School and Lady Margaret Primary School.

