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Flat 164, 47 Catimor House, Cranton Avenue, Hayes, Greater London. UB3 4FW.

£410,000 Leasehold

Well-Presented Two Bedroom, Two Bathroom Top Floor Apartment with Balcony & Parking – Catimor House, Hayes Hilton King & Locke are delighted to bring to the market this beautifully presented top floor apartment, ideally situated in a sought-after modern development in the heart of Hayes.

Accessed via a welcoming entrance hallway, the property offers excellent storage options, including a large utility cupboard housing the washing machine and an additional spacious storage cupboard perfect for keeping the living space organised and clutter-free.

The standout feature is the bright and spacious dual-aspect open-plan living area, which seamlessly incorporates a sleek, modern kitchen complete with integrated appliances. This versatile space opens directly onto a private balcony, offering panoramic views and the perfect spot to relax or entertain.

There are two generously sized double bedrooms, with the master benefitting from in-built storage and a stylish en-suite shower room. A contemporary family bathroom completes the accommodation. Further benefits include



allocated parking, gas central heating, double glazing, and secure entry to the building.

Catimor House is quietly positioned within a popular residential development, formerly the site of the iconic Nestlé Factory. The location offers excellent connectivity, being within easy walking distance of Hayes & Harlington station – now served by the Elizabeth Line, providing fast and direct access to Central London and beyond. The Grand Union Canal is just moments away, offering scenic walks, while Hayes Town Centre is nearby with a range of shops, restaurants, cafes, and amenities. Excellent transport links serve Southall, Heathrow, Hounslow, Uxbridge and the M4/M25 motorway network. The property is also within walking distance of highly regarded local schools, including Rosedale School and Woodend Academy. This fantastic apartment is ideal for first-time buyers, professional commuters, or investors seeking a high-quality home in a prime West London location.



Important Notice

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Catimor House, Flat 164 47, Cranton Avenue

Approximate Gross Internal Area = 68.0 sq m / 732 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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