

OFFERS IN EXCESS OF

£375,000

Marina Approach

Hayes, UB4 9TB

PROPERTY SUMMARY

An exceptional two-bedroom maisonette presented in superb condition, featuring stunning marina and water views, two balconies, private rear garden with direct marina access, allocated parking, and an impressive 999-year lease.

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1







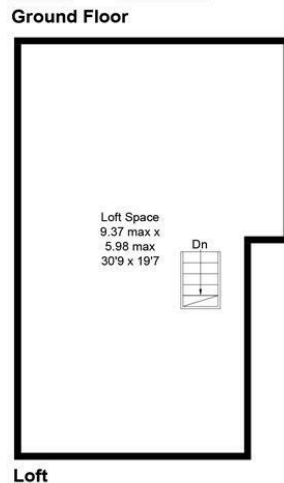
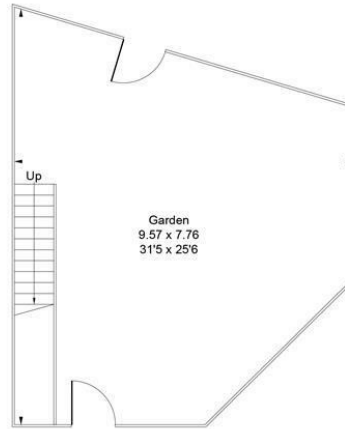
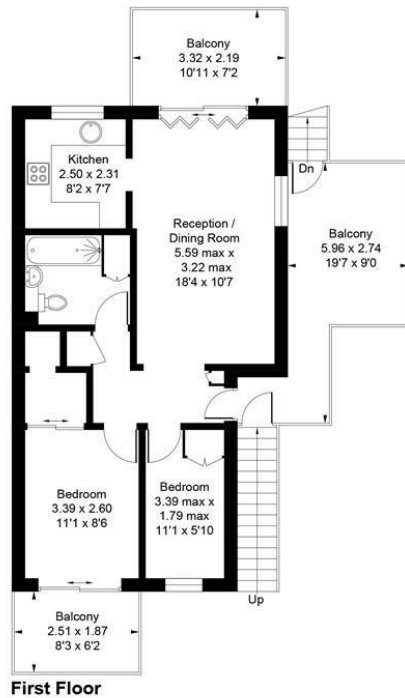
Marina Approach, UB4

Approximate Area = 594 sq ft / 55.2 sq m

Loft Space = 556 sq ft / 51.6 sq m

Total = 1150 sq ft / 106.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

ALLDAY & MILLER
estate agents

LOCAL AUTHORITY

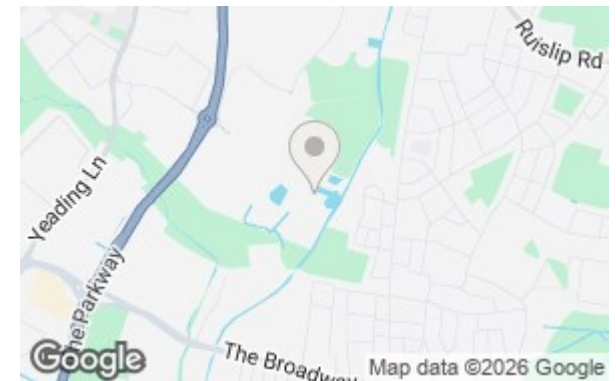
TENURE

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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