



## Barnard Gardens , Hayes, UB4 9ER

A GROUND FLOOR PURPOSE BUILT MASONETTE LOCATED ON A QUIET ROAD IN HAYES. Accommodation includes; LOUNGE, KITCHEN, BATHROOM/WC AND TWO BEDROOMS. There is benefit of A PRIVATE REAR GARDEN AND A LONG LEASE. Available as an INVESTMENT with £1,250.00 PCM GROSS RENTAL INCOME. No onward chain.

Local Authority: London Borough of Hillingdon  
Council Tax Band: C

Lease Length: 170 Years from 1953 - 100 Years Remain  
Ground Rent: £100.00 Per Annum  
Service Charges: None  
As advised by the Vendor

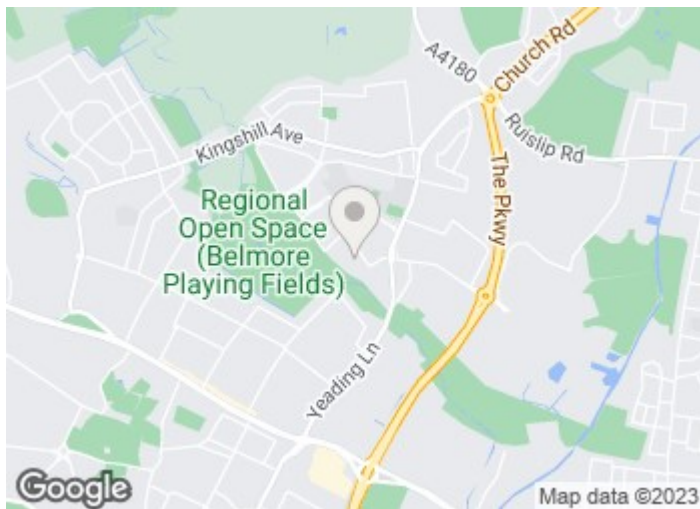
Asking Price £285,000

# 9 Barnard Gardens

, Hayes, UB4 9ER



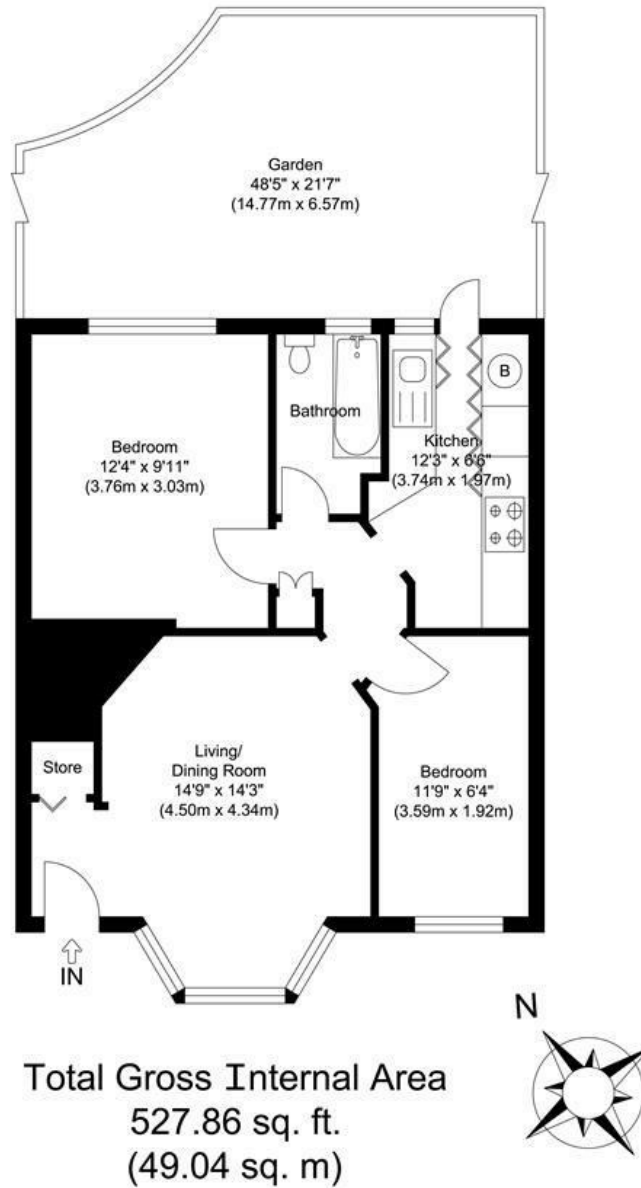
- GROUND FLOOR MAISONETTE
- LOUNGE
- TENANT INSITU - £1250.00 PCM GROSS INCOME
- PURPOSE BUILT
- GARDEN
- KITCHEN
- 100 YEARS LEASE REMAIN
- TWO BEDROOMS
- BATHROOM/WC
- £100.00 P/A GROUND RENT



Directions



# Floor Plan



## Ground Floor, Barnard Gardens, Hayes, UB4

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 The Crescent, Southall, Middlesex, UB1 1RE  
 Tel: 0208 571 0253 Email: [info@parkfields-estates.com](mailto:info@parkfields-estates.com) <https://www.parkfields-estates.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	