



## Hammet Close

, Hayes, Middlesex, UB4 9RR

**Rental £1,725 pcm**

2 bedroom Flat / Apartment available Now

56 Coldharbour Lane, Hayes, Middlesex, UB3 3ES  
[info@simplelea.com](mailto:info@simplelea.com)

**0208 5734663**

### Opening Times

Mon 10.00 - 18.30; Tues 10.00 - 18.30  
 Wed 10.00 - 18.30; Thurs 10.00 - 18.30  
 Fri 10.00 - 18.30; Sat 10.00 - 14.00; Sun Closed

\* Part Furnished

## Description

Simple Estate Agents are delighted to offer this two bed first floor maisonette perfect for a small family. This property is situated just off Willow Tree Lane and comprises of a large lounge, kitchen, double and single bedroom, family bathroom and allocated parking. Location: Situated within a short walk from Willow Tree Lane retail park consisting of B&Q, B&M bargain store, Burger King, Starbucks etc, short drive to A312/A40/M40/M40, E6/90/140 bus routes, Tesco Supermarket, choice of schools and local amenities.

## Accommodation

All measurements are approximate.

## Further Information

The deposit required is £1,990

The landlord has requested to include 1) Tenants should Hoover the hallway ,stairs as this is shared responsibility with No.4 , who does it every fortnight . 2)The Car Parking space for the flat is no.2 which is by the pathway should be used by the tenants.

The landlord is willing to rent this home to Employed, Self Employed, Student, Own Means, Retired

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

The environmental impact rating is a  
Creation Date: 03/02/2026

Property Ref: inst-6058

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Simple Residential LTD, 2026. Simple Residential LTD Registered in England No. 06339918