



Barnhill Road

, Hayes, Middlesex, UB4 9AP

Rental £1,750 pcm
1 bedroom Flat / Apartment available Now

56 Coldharbour Lane, Hayes, Middlesex, UB3 3ES
info@simpleea.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 Estates present to the market this one bed first floor flat with all bills included. This property is situated just off Yeading Lane and comprises of lounge, separate kitchen, lounge, bedroom, bathroom and WC. This property is ideal for a couple or two sharers. Location: Situated off Yeading Lane, 140/90/E6 bus routes, short drive to A312/A40/M40 and local amenities.

Accommodation

All measurements are approximate.

Further Information

The deposit required is £1,750

The landlord has requested to include £1750 rent includes all utilities bill , council tax , gas , electric and water bills .

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

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 (CO₂) emissions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		

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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.
Creation Date: 02/08/2025

Property Ref: inst-5832

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, 2025. Simple Residential LTD Registered in England No. 06339918