

Forastero House, Farine Avenue, Hayes, UB3 4GE

Offers In Region Of £489,950

Shaws of London

Forastero House, Farine Avenue, Hayes, UB3 4GE





Luxury Modern Two-Bedroom Apartment in West London's Regeneration Hub

Situated within the sought-after Forastero House development, this stylish contemporary apartment offers modern living, excellent connectivity, and strong investment potential. Featuring bright open-plan living spaces, a high-quality fitted kitchen with integrated appliances, a spacious bedroom, and a premium bathroom, the property is designed for comfort, convenience, and low-maintenance living. Gated parking space (right to park) with EV charging.

Residents benefit from secure entry, lift access, landscaped communal areas, and an energy-efficient building within a thriving residential community. Property can be sold fully furnished to ideal for any first time buyer and or investor.

Ideally located within walking distance of Hayes & Harlington Station, the apartment enjoys fast Elizabeth Line connections to Central London, Canary Wharf, and Heathrow Airport, alongside excellent road links via the M4, M25, and A40.

The area offers a wide range of local amenities, including shops, restaurants, gyms, healthcare facilities, and nearby retail destinations. Residents also enjoy access to green spaces such as Minet Country Park, Cranford Park, and the Grand Union Canal.

As one of West London's key regeneration success stories, Hayes continues to attract strong demand from both homeowners and investors, making this property an excellent opportunity for first-time buyers, professionals, downsizers, and landlords seeking long-term growth potential.

Key Highlights

- Contemporary apartment within a landmark modern development
- Spacious open-plan living and dining area
- Stylish fitted kitchen with integrated appliances

- High-specification bathroom
- South facing balcony and windows - abundant natural light
- Secure entry system and lift access
- Energy-efficient modern construction
- Landscaped communal areas - 9 acres of landscaped open green space
- Exclusive resident only complimentary gym inside facility and running track.
- Walking distance to Hayes & Harlington Elizabeth Line Station
- Fast connections to Central London and Canary Wharf
- Convenient access to Heathrow Airport (5 to 8 minutes driving) and Stockley Park (10minutes driving)
- Close to shops, restaurants, gyms and leisure facilities (retail chains like ASDA, TESCO, Lidl)
- Excellent investment and rental potential
- Situated within a major West London regeneration area

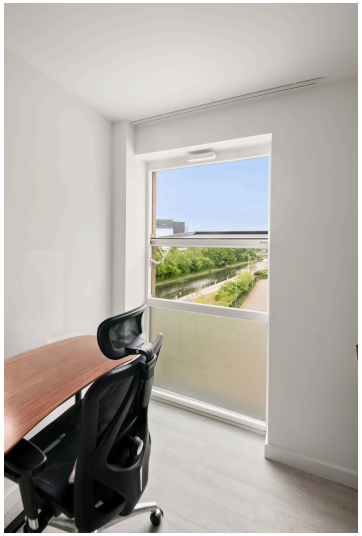
Lease: 993 years

Ground rent: £0

Service charge: £2000pa approx (includes window cleaning, maintenance of communal areas/gardens/running track, buildings insurance, heating)

A superb opportunity to acquire a stylish modern apartment in one of West London's most exciting and well-connected residential locations, offering the perfect balance of comfort, convenience and future growth potential.















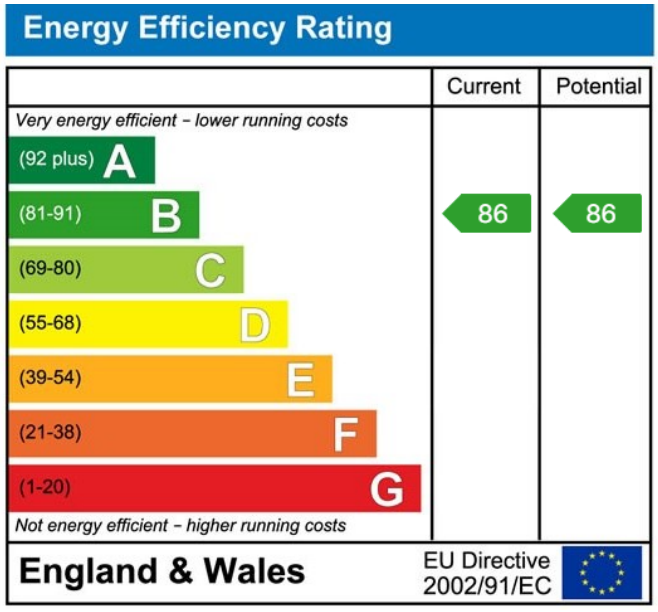


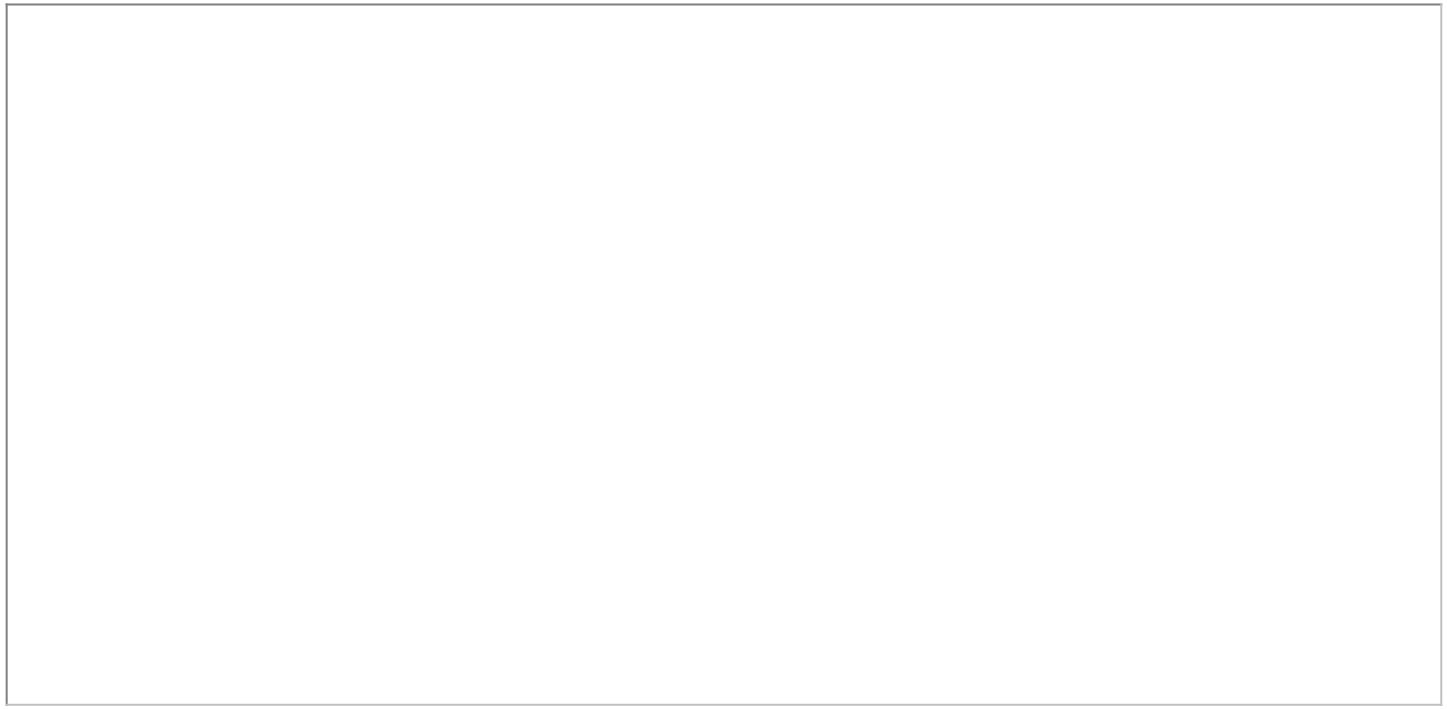


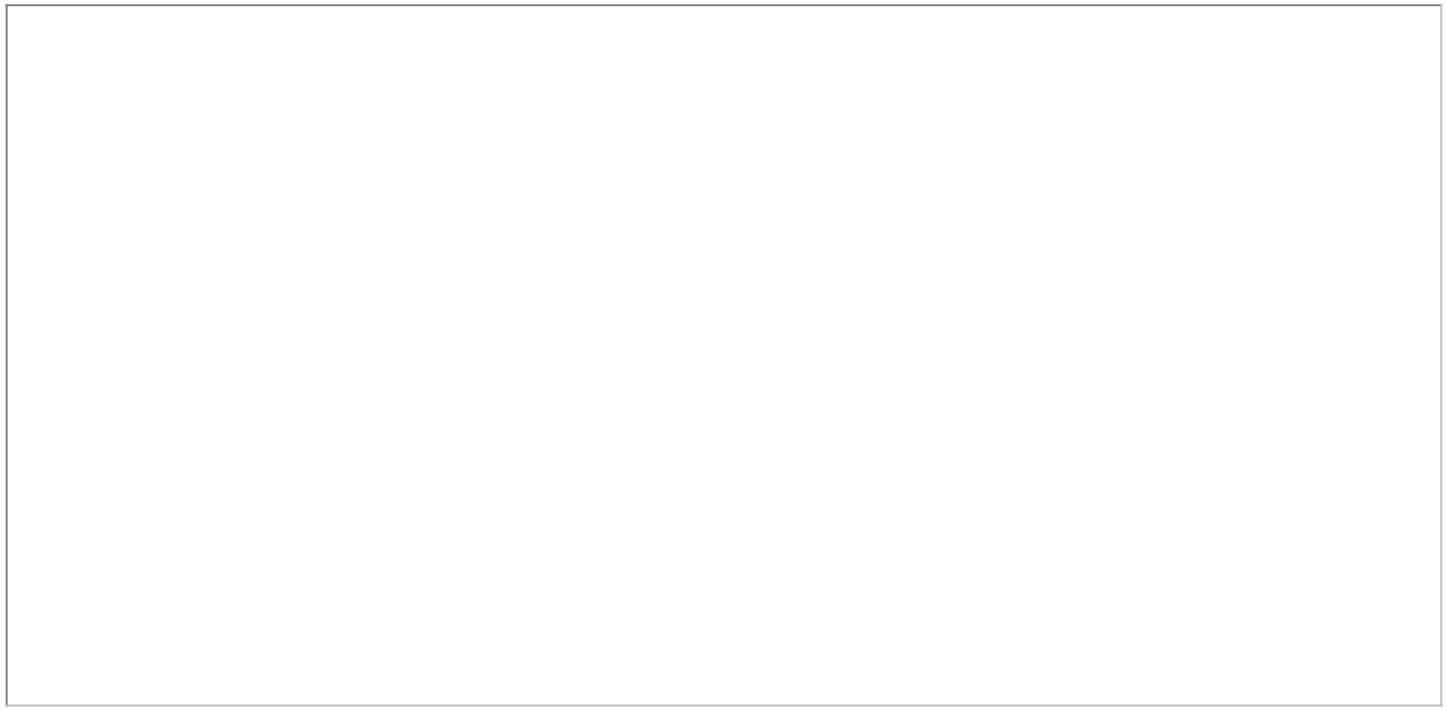

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ART






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
86
86
England & Wales
EU Directive 2002/91/EC





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