

Neighbourhood watch: Hayes



Andrea Dean for Metro Thursday 2 Apr 2015 6:00 am



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The Old Vinyl Factory (Pic: supplied)

Metro moves west to a little-known area that's about to hit the big time. By Andrea Dean

Setting the scene

Driving west out of London, you've probably seen signs to Hayes but never had reason to visit. Sandwiched between the M4 and A40, it's very conveniently located but somehow manages to keep a low profile. Yet it's one of the closest places to a west London postcode that's still just about affordable, and has some highly regarded schools and plenty of open space. Serious money's being spent on smartening up the town centre and improving traffic flow, while an Asda superstore opens this summer.

Snooping around

Hayes has a good range of homes, including Victorian terraces, 1930s semis, modern ex-council blocks and new-builds. There's no question the property market is benefiting from Crossrail. 'Hayes is like a sleeping giant and prices have risen fast,' says Karen Powell of Hunters estate agents. 'A three-bed semi that sold for £250,000 a year ago would now be £320,000 to £330,000. Starting prices are about £175,000 for a one-bed ex-local authority flat.' Rents start at around £875 a month.

What's new

Crossrail's impending arrival is fuelling a wave of house-building.

The Old Vinyl Factory is a £250million mixed-use regeneration scheme by Cathedral Group and Development Securities on the site of the EMI/HMV factory, which once pressed records by the likes of Elvis and The Beatles. It will include more than 630 homes, a multiplex cinema, a museum, a restaurant complex, shops and bars.

Galliard Homes, in partnership with Hurlington Property, is converting two former office blocks into high-spec homes, for sale with stamp duty paid. Trident House comprises 98 one-bed apartments, from £175,000, and Waterside, next to the Grand Union Canal, features 46 one, two and three-bed apartments, from £240,000.

Arden Close is a scheme of nine semi-detached town houses and one detached house in North Hayes, launching on April 18. The town houses all have a study and two en-suites as well as a family bathroom, and the guide price is £450,000, through Hunters.

The commute

The M25 and Heathrow Airport are a few minutes by road, and Hayes & Harlington station has trains to the airport and Paddington. It's in Zone 5 and an annual Travelcard including Zone 1 costs £2,188. Although the fastest London-bound trains take only 20 minutes, commuters then have to catch the Tube into the City and West End. The station is on the Crossrail route and will link directly with Bond Street and Liverpool Street when the service launches in 2019.