

Station Approach

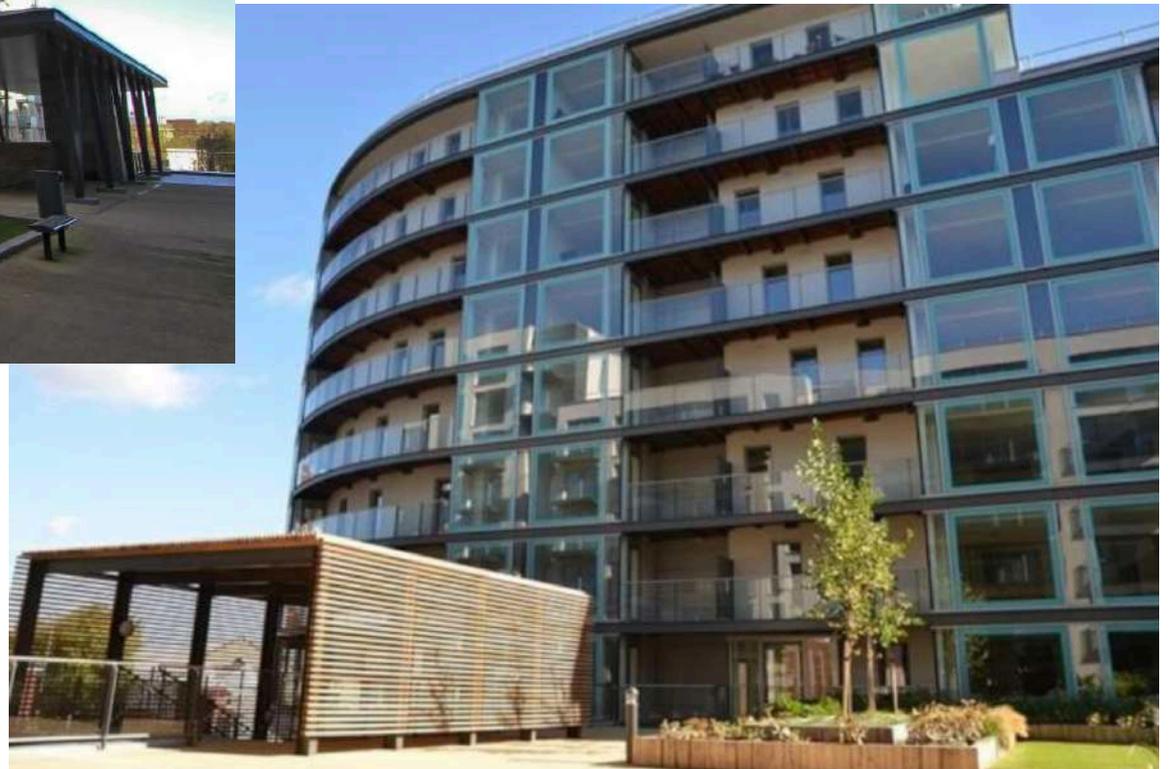
Hayes • Middlesex • UB3 4FA
1-Bed Apartment £275,000.00



Luxury Lifestyle Apartment
High Point Village
Currently Tenanted on 12 Month AST
Rental Income £1,200.00 PCM
Rental Income £14,400.00 PA
Yield 5.24%

This is a premier Ballymore Development
Forecasted Capital Appreciation of
apartments located at High Point Village on
Launch of Crossrail between Q3-Q4 of 2020 is
20-25%

An Ideal Time To Buy
Other One Beds Are Selling for Circa £300K



Hayes • Middlesex • UB3 4FA

A stylish contemporary light filled luxury one bedroom apartment located within moments of Hayes & Harlington Station providing easy access in to London making it an ideal purchase for investors. The property is made up of an entrance hall, 13ft lounge/diner, kitchen, 10ft bedroom with fitted wardrobes and a sleek bathroom. The development offers a new urban village maximising green and open space, four interconnected landscaped gardens with raised lawns, a water feature and places to relax. Play area for children and canal side walkway. Other features include, concierge, gymnasium and swimming pool. The remaining lease of over 992 years.

One bedroom Modern

and sleek finish 24 hour

concierge

Gym and Swimming Pool

13ft lounge/diner

10ft bedroom

6ft kitchen

Ideal first time buy/investment

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.



**Directions**

From leaving Hayes & Harlington station, proceed right on Station Road, take your first right onto Station Approach and this will lead you down to High Point Village.

Situation

High Point Village is situated just moments from Hayes & Harlington station offering a route to Paddington and the West End in 17 and 37 minutes respectively with the crossrail line coming into practise in 2020. Offering easy access to the M4/M25 and Heathrow Airport this five star development is a commuters paradise with the added convenience of being within walking distance of a number of shops, banks and restaurants.

Description

A stylish contemporary light filled luxury one bedroom apartment located within moments of Hayes & Harlington Station providing easy access in to London making it an ideal purchase for investors. The property is made up of an entrance hall, 15ft lounge/diner, kitchen, 10ft bedroom with fitted wardrobes and a sleek bathroom. The flat also has a remaining lease of over 992 years.

Outside

Green and open space, four interconnected landscaped gardens with raised lawns, a water feature and places to relax. Play area for children and canal side walkway. Other features include, concierge, gymnasium and swimming pool.

Schools:

Botwell House Roman Catholic Primary School 0.4 miles
Harlington School 1.0 mile
Pinkwell Primary School 1.1 miles

Train:

Hayes & Harlington Station 200ft
Hillingdon Station 2.9 miles
West Drayton Station 3.3 miles

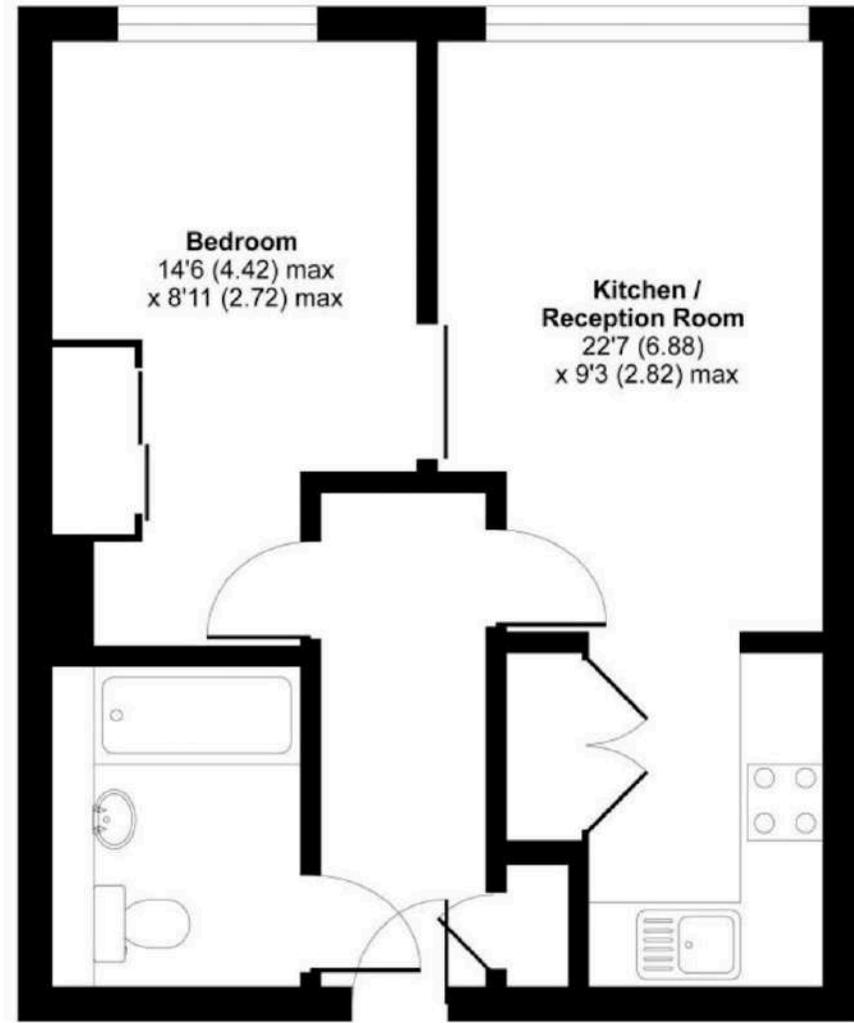
Car:

M4, A40, M25, M40

Council Tax Band:

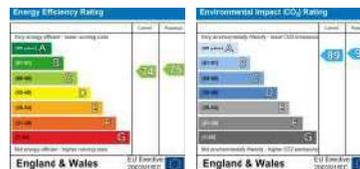
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(Distances are straight line measurements from centre of postcode)



GROUND FLOOR

APPROX GROSS INTERNAL FLOOR AREA 423SqFt



Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.