

Station Approach

Hayes • Middlesex • UB3 4FA

O.I.R.O £320,000.00



Call Now To Enquire

0203579 6577

07584 325 815

Station Approach

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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 boasts a private balcony while 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 apartment has its own allocated parking space and a remaining lease of over 992 years.

One bedroom

Allocated parking

Modern and sleek finish

24 hour concierge

Gym and swimming pool

21ft lounge/diner

16ft bedroom

7ft kitchen

Ideal first time buy/investment

Private balcony

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 2019. 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

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Outside

The flat boasts a private balcony while 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 apartment has its own allocated parking space.

**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

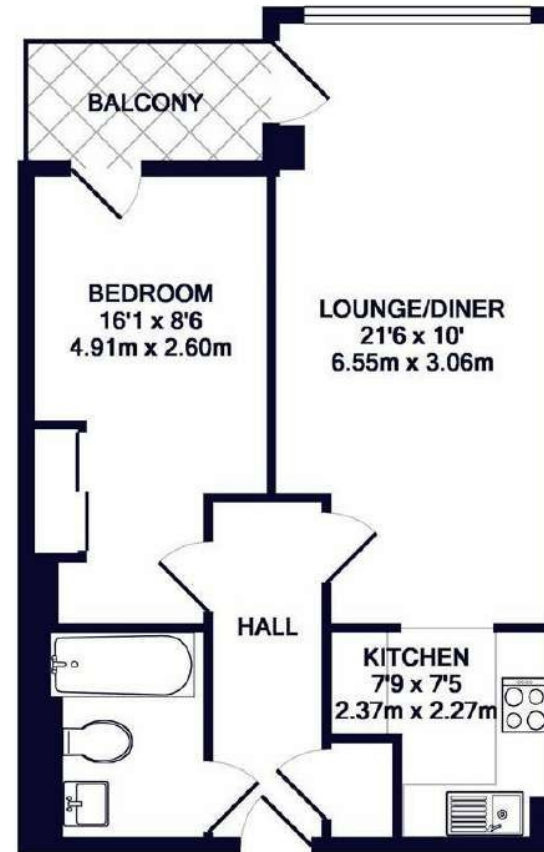
**Car:**

M4, A40, M25, M40

**Council Tax Band:**

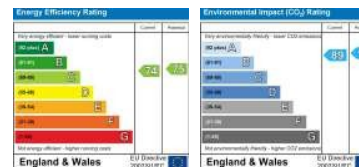
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(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 495 SQ.FT. (46.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.