

Navigation Building

Hayes • Middlesex • UB3 4FF

PCM: £2,100 PCM



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A stunning THREE BEDROOM, TWO BATHROOM 6th floor luxury apartment situated in the popular High Point Village development adjacent to Hayes and Harlington train station. Offering spectacular views over North West London. Inclusive of Spa facilities, Gymnasium and swimming pool. A commuters paradise. Accommodation; Three bedrooms (mater with luxury en-suite bathroom), Further luxury bathroom, Fully fitted kitchen with appliances, Lounge with floor to ceiling windows offering spectacular views. Benefits; 24 hour Security, lift, Concierge, Double glazing, Gas central heating, Entry-phone system, 1 x allocated parking in secure gated carpark.

Three Bedrooms

Two Bathrooms

Private Balcony

Next to Hayes & Harlington Station

Dishwasher

Concierge

Allocated Parking

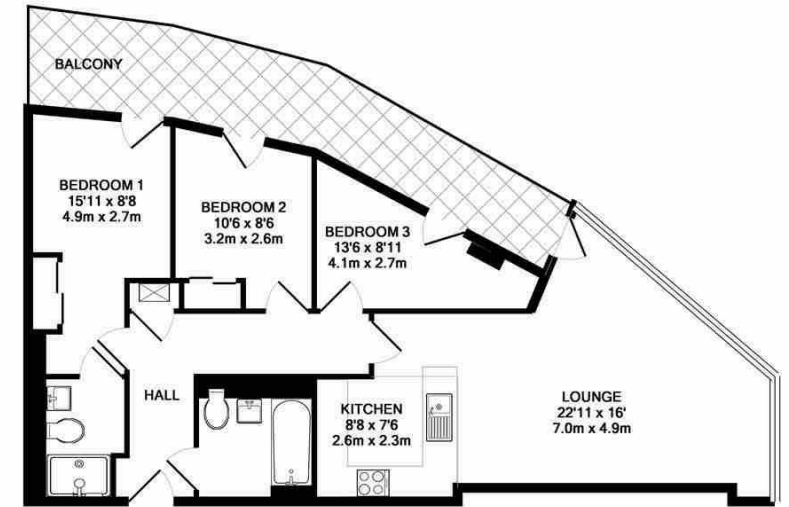
Easy Access to Hayes and Harlington Station

Gym/Swimming Pool Facilities

Unfurnished

Available Date

24th April 2024



TOTAL APPROX. FLOOR AREA 771 SQ.FT. (71.6 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 32 kWh/m ² A	Very energy efficient - lower running costs 31 kWh/m ² B	Very environmentally friendly - lower CO ₂ emissions 22 g/kWh A	Very environmentally friendly - lower CO ₂ emissions 21 g/kWh B
31 kWh/m ² B	30 kWh/m ² C	21 g/kWh B	20 g/kWh C
30 kWh/m ² C	29 kWh/m ² D	20 g/kWh C	19 g/kWh D
29 kWh/m ² D	28 kWh/m ² E	19 g/kWh D	18 g/kWh E
28 kWh/m ² E	27 kWh/m ² F	18 g/kWh E	17 g/kWh F
27 kWh/m ² F	26 kWh/m ² G	17 g/kWh F	16 g/kWh G
Not energy efficient - higher running costs 25 kWh/m ² G	24 kWh/m ² G	Not environmentally friendly - higher CO ₂ emissions 15 g/kWh G	Not environmentally friendly - higher CO ₂ emissions 14 g/kWh G
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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.