

## Vantage Building, Station Approach, Hayes, UB3 4BQ

Guide Price £320,000

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**TWO BEDROOM - TWO BATHROOM / EN SUITE - 2ND FLOOR - LIFT ACCESS - PRIVATE BALCONY - COMMUNAL GARDEN - RESIDENTIAL GYM/SWIMMING POOL - ALLOCATED PARKING - CHAIN FREE**

Henry Wiltshire is pleased to present this contemporary 2-bedroom, 2-bathroom apartment located on the second floor of the Vantage Building in High Point Village. This modern development offers a perfect balance of comfort, style, and convenience, making it ideal for professionals, couples, or small families.

The apartment boasts a spacious open-plan living area with wooden flooring throughout the hallway and reception area, creating a warm and inviting atmosphere. The fully fitted kitchen comes complete with integrated appliances, including an oven, hob, fridge/freezer, and dishwasher, making it a great space for both everyday living and entertaining guests.

Both double bedrooms are generously sized and provide plenty of storage space. The master bedroom benefits from an en-suite bathroom, which includes a shower, WC, and modern fixtures. The additional family bathroom is well-appointed, offering a bath with shower over, WC, and wash basin.

The property benefits from large windows that allow natural light to flood the space, giving it an airy, light-filled feel. The apartment offers a neutral décor, which allows for easy personalization and is move-in ready.

#### Additional Features:

24-hour concierge and security service providing added peace of mind.

Residents-only gym with modern fitness equipment also featuring swimming pool, sauna, and steam room for ultimate relaxation.

Communal garden for outdoor enjoyment and social gatherings.

Secured entry and video intercom system for enhanced security.

Close proximity to transport links including Hanwell Station (Crossrail/Elizabeth Line), making commuting into Central London quick and convenient.

Local amenities including shops, cafes, and restaurants, all within walking distance.

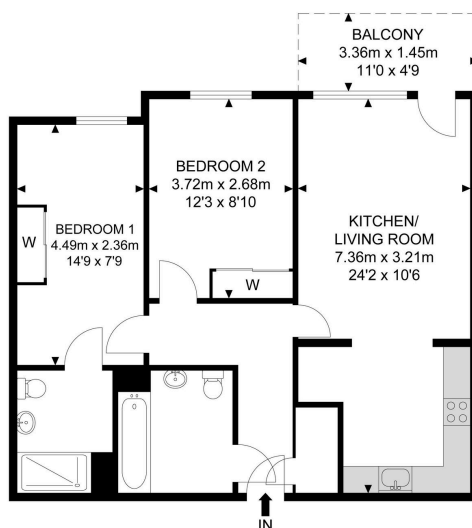
Pet-friendly (subject to approval).

High Point Village is a well-established and sought-after development located in Hanwell, offering excellent transport links and a community feel. With the added benefit of the nearby Crossrail (Elizabeth Line) service, residents can enjoy easy access to Central London, with journey times to Bond Street in under 20 minutes.

Whether you're looking for a comfortable home or an investment opportunity, this apartment offers the best of modern living, in a well-connected location.

- Two Bedroom
- Two Bathroom
- Residents-only Gym
- En Suite
- Lease Remaining - 983 Years
- Private Balcony
- 24-hour concierge
- Communal Garden
- Allocated Parking
- Service Charge - £6,342 pa

## Vantage Building



4th Floor



APPROX. GROSS INTERNAL FLOOR AREA 656.59 SQ FT / 61.0 SQM

APPROX. GROSS EXTERNAL FLOOR AREA 52.74 SQ FT / 4.90 SQM

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 approximated 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 service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan