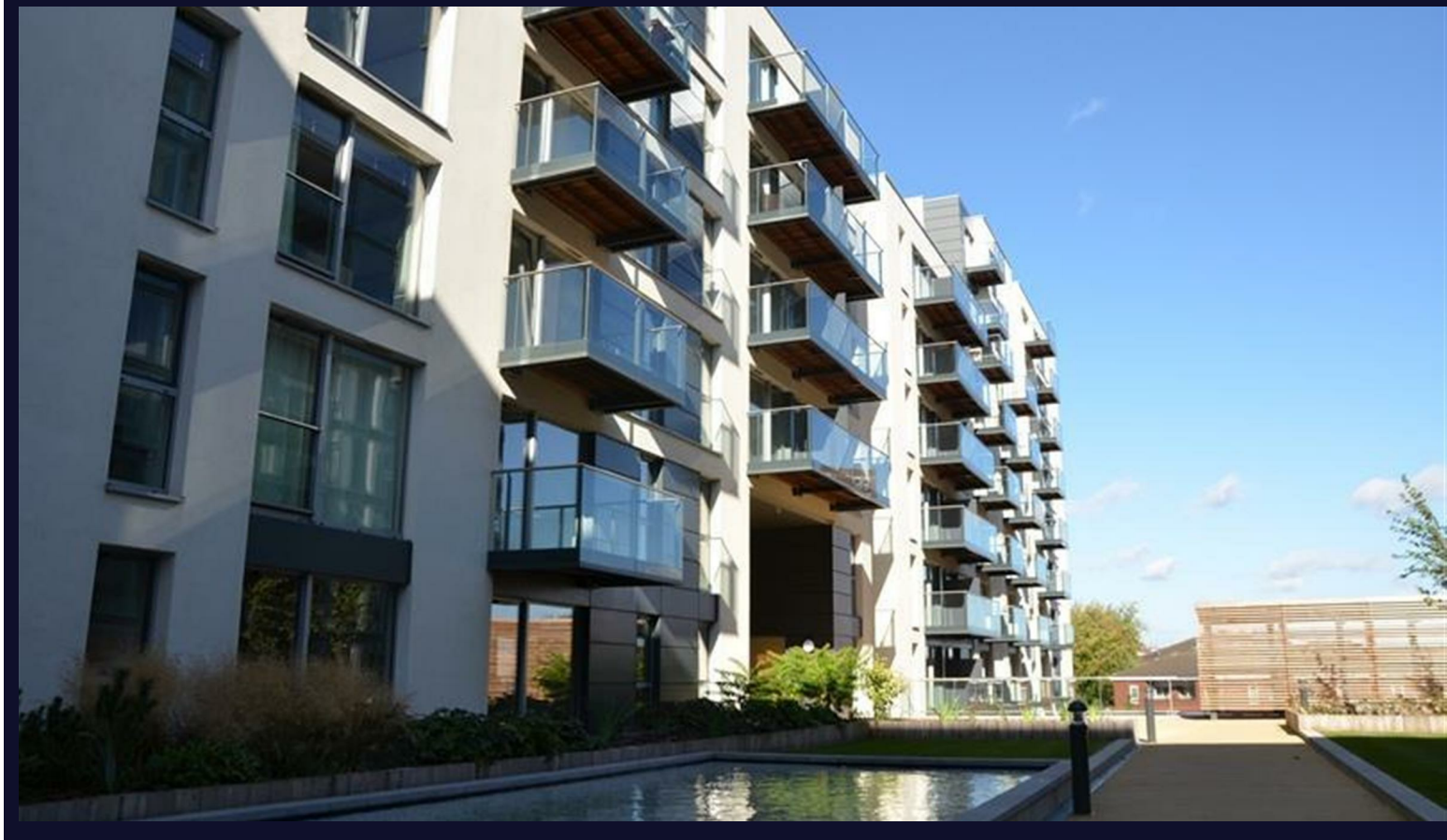


# Cardinal Building

Hayes • Middlesex • UB3 4FD  
Guide Price: £350,000



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est 1986

# Cardinal Building

Hayes • Middlesex • UB3 4FD

A two bedroom, two bathroom apartment situated in Cardinal Building 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. The property comprises entrance hallway with doors leading to the 17ft living room which opens up onto the 7ft kitchen, 16ft main bedroom with en-suite shower room, 12ft second bedroom, utility room and family bathroom. The flat boasts a private balcony while the development offers a 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.

Allocated Parking Space

Two Bedroom Apartment

Family Bathroom

Spacious Lounge

Fully Fitted Kitchen

Swimming Pool

Concierge

Gymnasium

Next to Hayes and Harlington Station

Air Conditioning

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.





### **Property**

A stylish contemporary light filled luxury two bedroom apartment located within moments of Hayes & Harlington Station providing easy access in to London making it an ideal purchase for investors. The property comprises entrance hallway with doors leading to the 17ft living room which opens up onto the 7ft kitchen, 16ft main bedroom with en-suite shower room, 12ft second bedroom, utility room and family bathroom.

### **Outside**

The flat boasts a private balcony while the development offers a 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.

### **Location**

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. Also providing easy access to the M4/M25 and Heathrow making this brand new five star development is a commuters paradise. With the added convenience of being within walking distance to a Tesco's.

### **N:B**

These photos were taken before the tenants moved in.



### Schools:

Botwell House Roman Catholic Primary School 0.4 miles  
Cranford Park Academy 0.9 miles  
Pinkwell Primary School 1.1 miles



### Train:

Hayes and Harlington Station 219.8 ft  
Southall Station 2.6 Miles  
West Drayton Station 3.5 Miles



### Car:

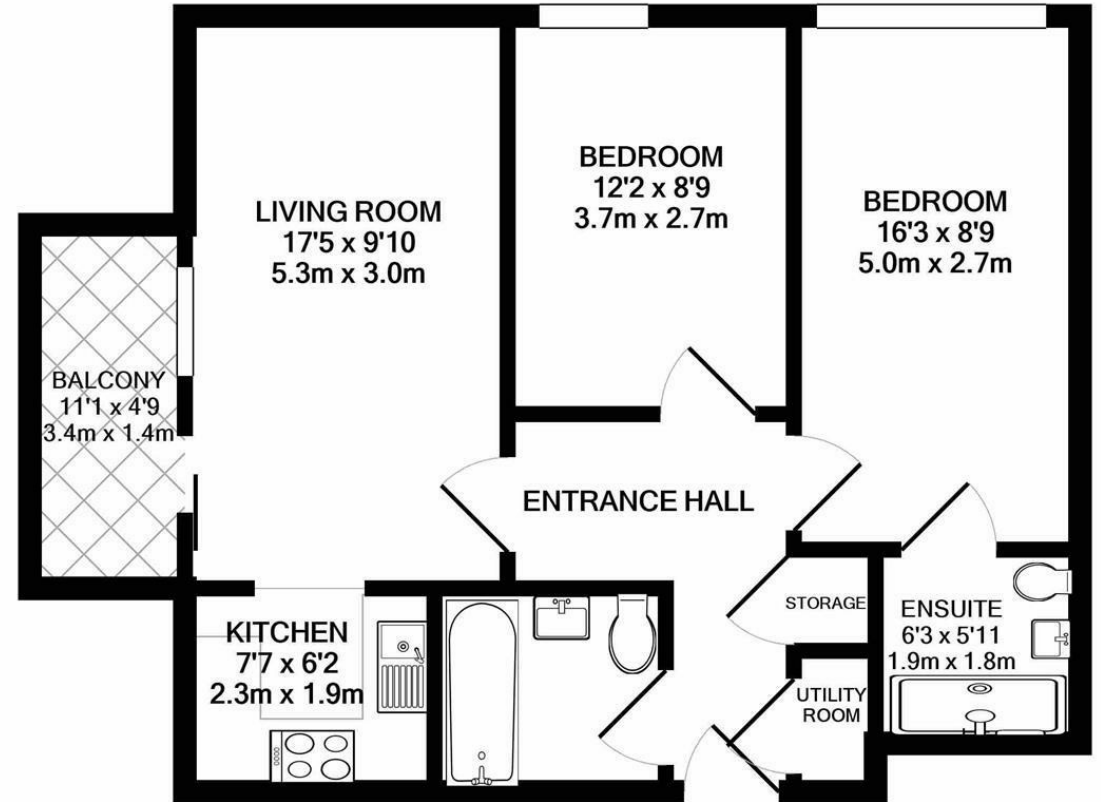
M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



**TOTAL APPROX. FLOOR AREA 637 SQ.FT. (59.1 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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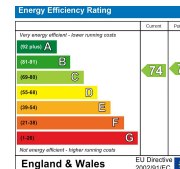
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