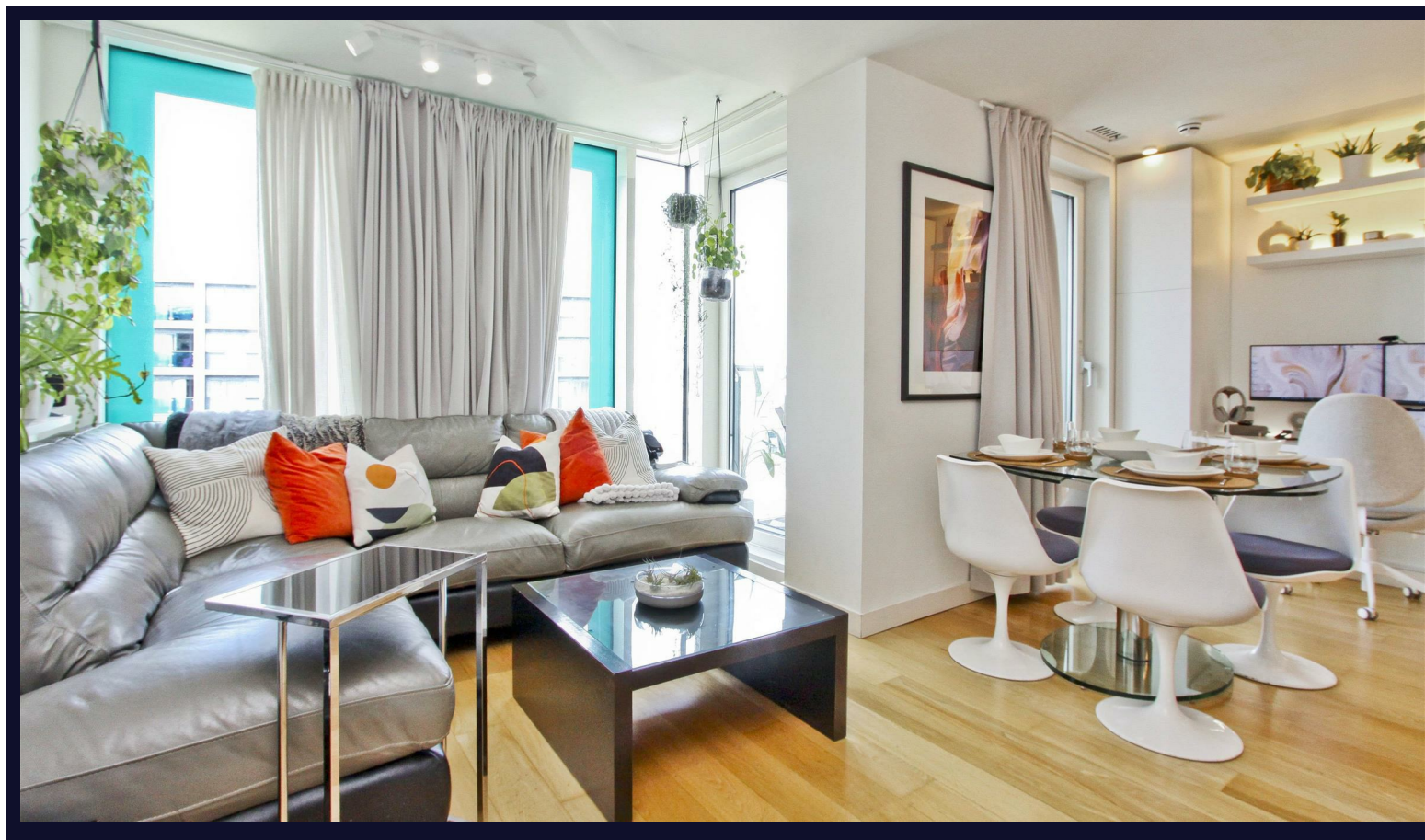


# Vantage Building, Station

Hayes • • UB3 4FA  
Guide Price: £340,000



coopers  
est 1986

# Vantage Building, Station

Hayes • • UB3 4FA

Embrace urban sophistication in this refined 6th floor, 2-bed, 2-bath flat at Vantage Building, adjacent to the Elizabeth line.

Seamlessly blending modern design with unparalleled convenience, it offers more than just a home—it's a vibrant embodiment of city living at its finest. This property is made up of an entrance hall, 18ft living room, 9ft kitchen, 15ft bedroom with fitted wardrobes and en-suite, 16ft second bedroom with fitted wardrobes and family bathroom. The flat boasts two private balconies 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.

Adjacent to Hayes & Harlington station

Two bedrooms, Two bathrooms

Two private balconies

Premium quartz Kitchen

Large utility room

Open-plan spacious lounge

Full height windows

24/7 on site security

829 sq ft Apartment

No upper chain

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

Embrace urban sophistication in this refined 6th floor, 2-bed, 2-bath flat at Vantage Building, adjacent to the Elizabeth line. Seamlessly blending modern design with unparalleled convenience, it offers more than just a home—it's a vibrant embodiment of city living at its finest.

### Outside

High Point Village boasts four interconnected landscaped gardens with raised lawns and water features, residents-only children's play area and a 7th floor roof terrace. A renowned development crafted by Rolfe Judd Architects, presents an exceptional living experience, combining architectural excellence and modern aesthetics. Enjoy peace of mind with 24-hour on-site security ensuring a secure living environment.

### Location

Seamlessly connected by the Elizabeth Line, adjacent to the Grand Union Canal, close to serene parks, shopping options and local attractions, this modern 2-bedroom flat offers an unmatched blend of convenience, culture and contemporary living at the heart of Hayes' regeneration. Find your essentials right within the building at the Tesco Express, and discover more options with the Asda Superstore and Lidl within a short walk. Plus, indulge in retail therapy at the nearby Lombardy Retail Park or the Chimes Shopping Centre.



### 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



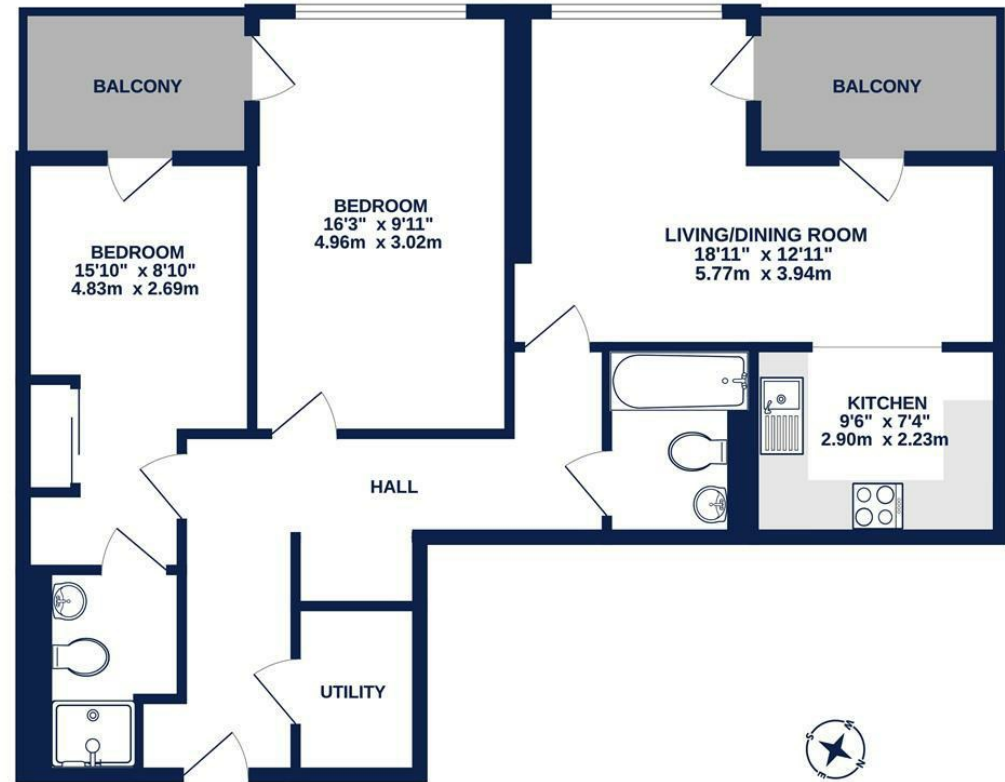
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



## SIXTH FLOOR 829 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**coopers**  
est 1986

Energy Efficiency Rating	Current	Target
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
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.