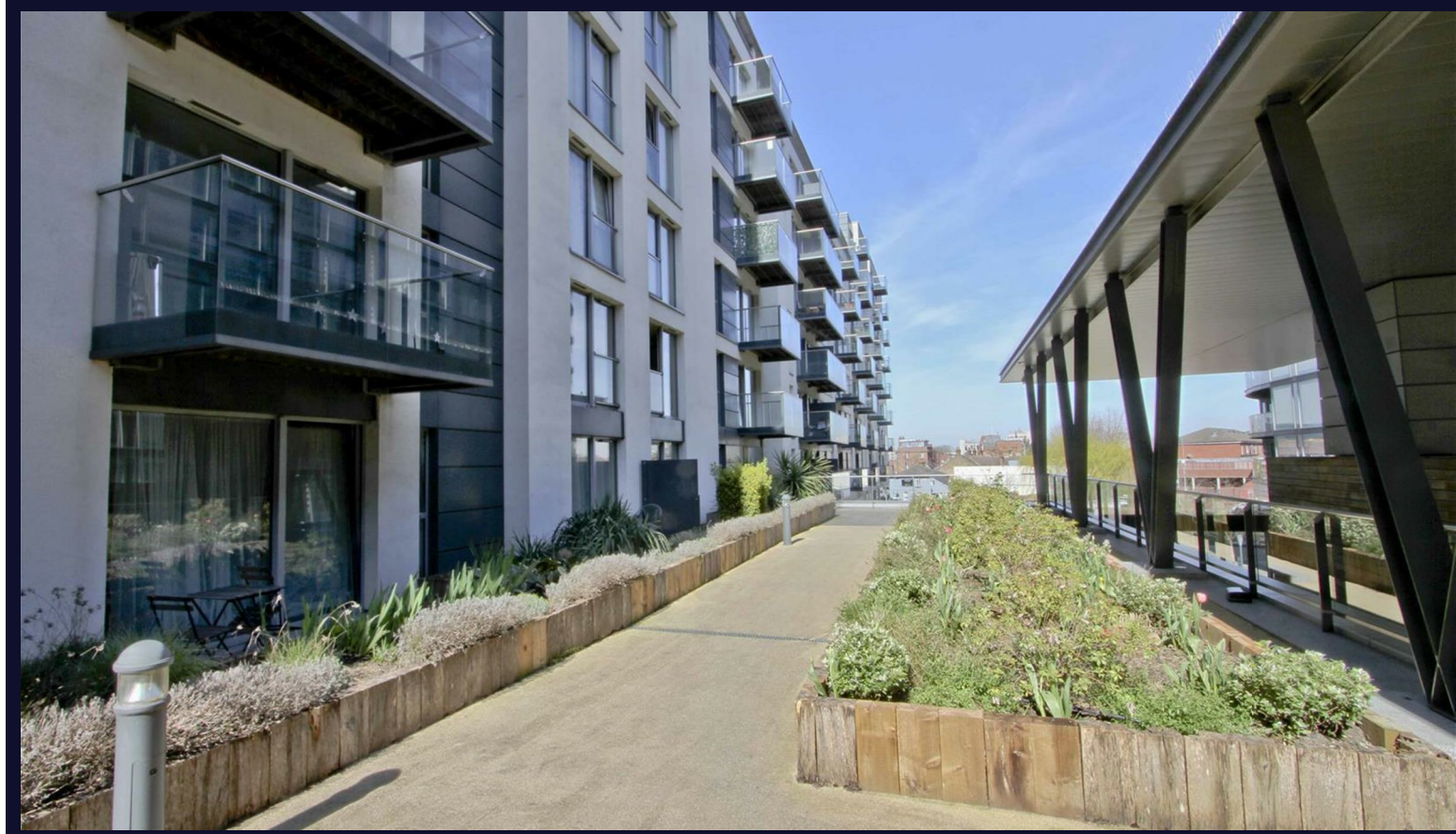


# Vantage Building, Station

Hayes • Middlesex • UB3 4BQ  
Guide Price: £240,000



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# Vantage Building, Station

Hayes • Middlesex • UB3 4BQ

A beautifully presented one bedroom apartment situated in Vantage Building at High Point Village, 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. 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. The property is made up of an entrance hall with doors leading to the 21ft lounge/diner, 7ft kitchen, 16ft bedroom with fitted wardrobes and a modern bathroom. Outside there are communal gardens and allocated parking.

One bedroom apartment

Third floor

Modern development

Moments from Hayes & Harlington station

21ft lounge/diner

7ft kitchen

16ft main bedroom

Private balcony

Allocated parking

Communal gardens

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 one-bedroom apartment located within moments of Hayes & Harlington Station providing easy access in to London making it an ideal purchase for investors and first time buyers alike. The property is made up of an entrance hall with doors leading to the 21ft lounge/diner, 7ft kitchen, 16ft bedroom with fitted wardrobes and a modern bathroom.

### **Outside**

The flat boasts a private balcony while the development offers a new urban village maximizing 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.

### **Location**

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. 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.





### 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



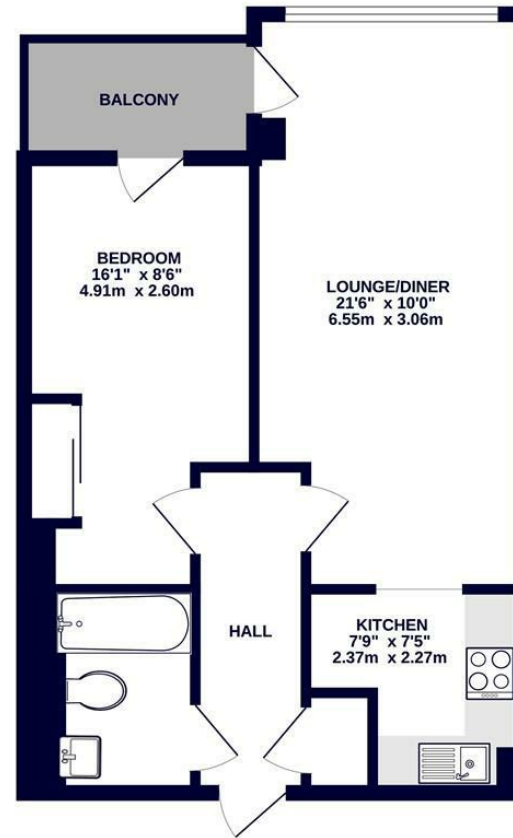
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



3RD FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 485 sq.ft. (45.1 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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Energy Efficiency Rating	
Current	Target
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
84	84
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.