

Station Approach

Hayes • Middlesex • UB3 4FF

Guide Price: £350,000



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A two bedroom, two bathroom first floor apartment situated in Navigation 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 16ft living room which opens up onto the 10ft kitchen, 16ft main bedroom with en-suite shower room and fitted wardrobes, 12ft second bedroom with fitted wardrobes 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.

Two bedroom apartment

First floor

Convenient location

16ft living room

10ft fully fitted kitchen

12ft second bedroom with fitted wardrobes

16ft main bedroom with fitted wardrobes and en-suite

Next to Hayes and Harlington Station

Private balcony

Allocated parking & 3 x Gym passes

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.





1ST FLOOR
732 sq.ft. (68.0 sq.m.) approx.



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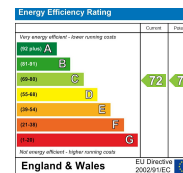
TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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