



**{ STATION APPROACH HAYES UB3**  
*£1,475 PER MONTH AVAILABLE 19/08/2024*

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Station Approach Hayes UB3

**£1,475 Per Month  
Furnished**

 **1 Bedroom**  
 **1 Bathroom**  
 **1 Reception**

## Features

- One Bedroom, - One Bathroom, - Open Plan Kitchen/reception, - Balcony, - Concierge, - Access To Gym & Swimming Pool, - Secure Underground Parking Space, - Furnished, - Excellent Transport Link - Elizabeth Line, - EPC; C

## Council Tax

Council Tax Band C

## Hamptons

Ealing Lettings 20 The Mall  
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# { A LOVELY ONE BEDROOM 4TH FLOOR APARTMENT WITH PARKING EPC; C

## The Property

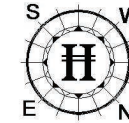
A lovely one bedroom 4th floor furnished apartment with one allocated under ground parking space, private balcony with fantastic views and access to the on-site gym and swimming pool. The property comprises reception room with modern fitted kitchen equipped with integrated appliances, double bedroom with fitted wardrobe, stylish bathroom and private balcony offering far reaching views. High Point Village is a gated development located within easy reach of Paddington and Heathrow.

## Location

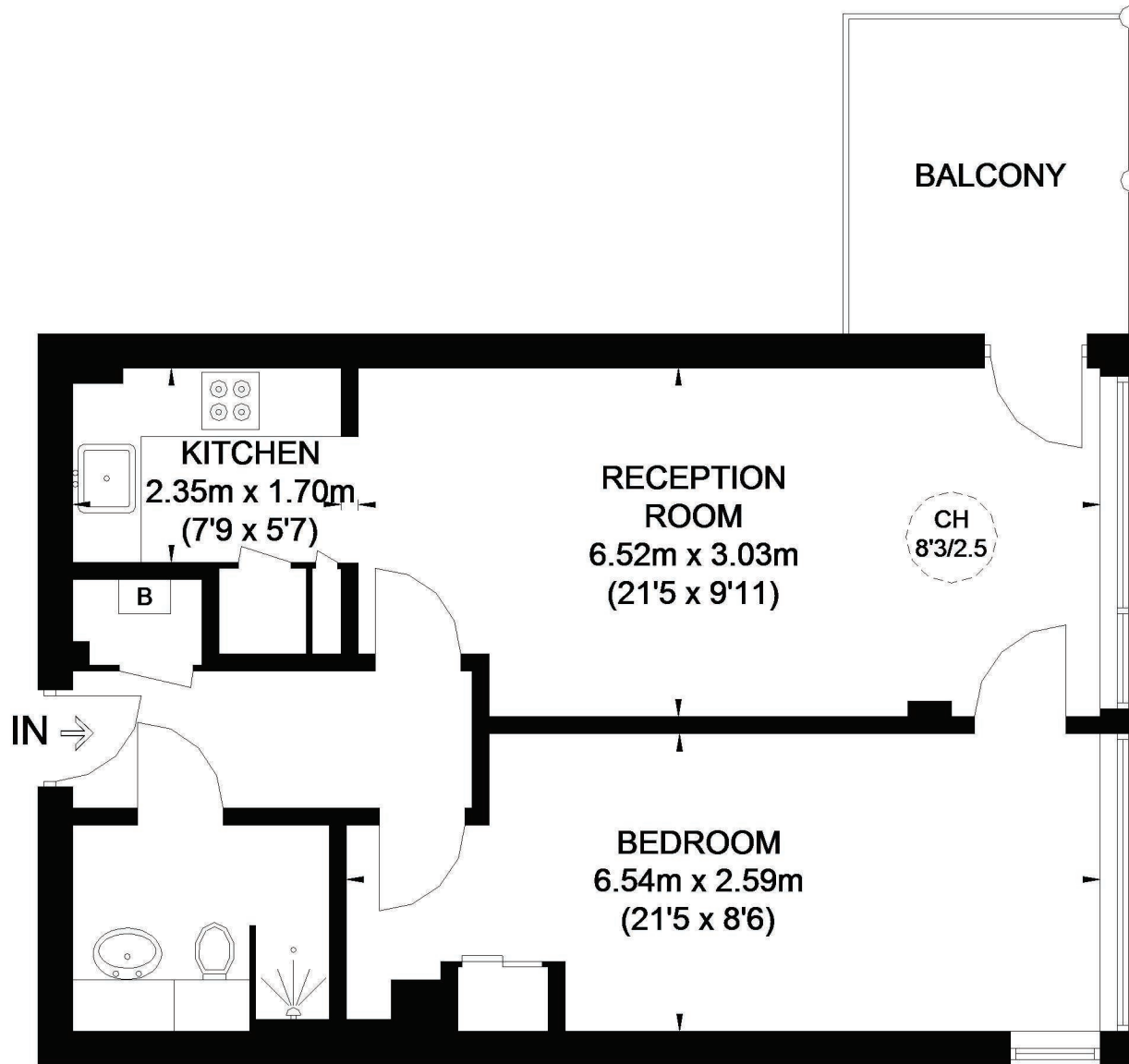
Highpoint Village overlooks Grand Union Canal and is situated in a prime location for those who commute to Heathrow Airport, Stockley Park and Central London either via car on the M4 or via train from Hayes & Harlington station. There is also a selection of shopping facilities, bars and restaurants close by.



# NAVIGATION BUILDING



APPROXIMATE GROSS INTERNAL AREA  
564 SQ. FT. (52.4 SQ. M)



= CEILING HEIGHT

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (10362962)

## FOURTH FLOOR

### For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100-150	A		
81-100	B		
61-80	C	80	80
41-60	D		
21-40	E		
1-20	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



