

Navigation Building, Station Approach, Hayes, UB3 4FF

Guide Price £325,000

 2  2  1



TOP FLOOR - TWO BEDROOM - TWO BATHROOM - ENSUITE - PRIVATE BALCONY - ALLOCATED PARKING - COMMUNAL GARDEN - 24HR CONCEIRGE - RESIDENTIAL GYM, SWIMMING POOL, SAUNA STEAM ROOM - CHAIN FREE - LEASEHOLD

Henry Wiltshire are delighted to present this exceptional two bedroom, two bathroom top floor apartment set within the sought after Navigation Building at High Point Village, Hayes, UB3.

Positioned on the upper floor, this bright and spacious home offers a superb balance of comfort and modern living. The property comprises two generous double bedrooms, including a principal bedroom with a stylish en-suite, a contemporary family bathroom, and a spacious open plan reception area seamlessly flowing into a fully fitted kitchen complete with integrated appliances (including dishwasher and built-in fridge freezer).

A private east-facing balcony provides the perfect spot to enjoy your morning coffee with open views and natural light pouring into the living space.

Residents of High Point Village benefit from an impressive range of on-site amenities, including:

- 24-hour concierge service
- Fully equipped residents' gym
- Swimming pool
- Sauna and steam room
- Landscaped communal gardens

Location is truly key, the development sits immediately next door to Hayes & Harlington Station (Elizabeth Line), offering outstanding connectivity into Central London, Paddington, and Heathrow, making it ideal for commuters, growing families, and investors alike.

Combining lifestyle, convenience and strong rental appeal, this top-floor apartment represents an excellent opportunity within one of Hayes' most established developments.

- Two Bedroom
- Private Balcony
- 24hr Concierge
- Lease Reamining - 981 years
- Ground Rent - £250
- Two Bathroom
- Communal Garden
- Allocated Parking
- Service Charge - 7,355.3
- Chain Free

