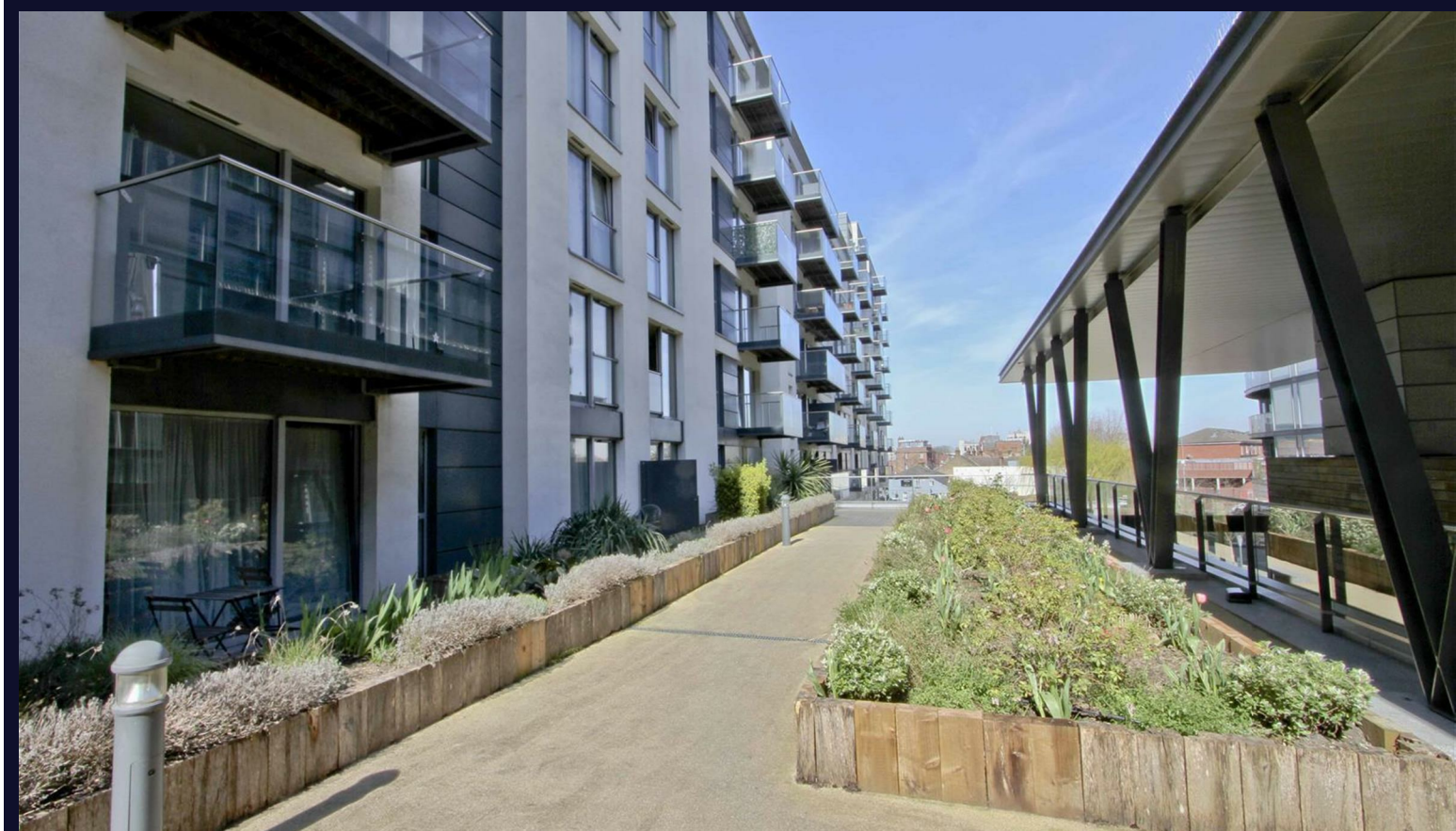


Station Approach

Hayes • Middlesex • UB3 4BQ
Guide Price: £335,000



coopers
est 1986

Station Approach

Hayes • Middlesex • UB3 4BQ

A luxury two Bedroom, two bathroom apartment with stunning views facing the canal situated in a prime location for those who commute. Heathrow Airport, Stockley Park and Central London are just a moment away. This property is finished to a high specification throughout and just a stone's throw from Hayes & Harlington train station. Shopping facilities, bars and restaurants are also on your doorstep. The property is made up of an entrance hall with doors leading to the 16ft lounge/diner, 10ft kitchen, 16ft bedroom with fitted wardrobes and en suite, 12ft second bedroom with fitted wardrobes and family bathroom. 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, access to gym/swimming pool and an allocated parking space.

Two bedroom apartment

First floor

Modern development

Moments from Hayes & Harlington station

16ft main bedroom with fitted wardrobes and en suite

12ft second bedroom with fitted wardrobes

16ft lounge/diner

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.



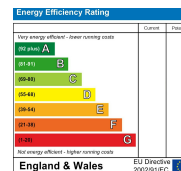




TOTAL APPROX. FLOOR AREA 640 SQ.FT. (59.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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