

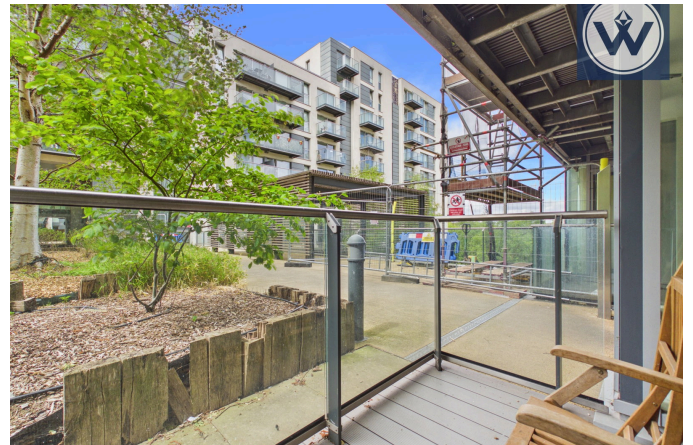


## Navigation Building, Station Approach, Hayes, UB3 4FF

Guide Price £230,000

 1  1  1



### FIRST FLOOR - ONE BEDROOM - FITTED KITCHEN - PRIVATE PATIO OVERLOOKING COMMUNAL GARDEN - 24HR CONCIERGE - RESIDENTIAL GYM FACILITIES

This stunning, fully refurbished one-bedroom apartment offers an excellent opportunity for modern living in a prime location. The property features a bright open-plan reception room with a seamlessly integrated fitted kitchen, creating a stylish and inviting space.

A standout feature is the private patio, providing a tranquil outdoor retreat overlooking the beautifully maintained communal gardens. The apartment also benefits from a spacious double bedroom with fully fitted wardrobes and a luxurious bathroom.

Set in a peaceful position away from busy roads, the building enjoys rare garden views an exceptional feature for a property so close to the station.

Residents further benefit from a 24-hour concierge service, as well as access to on-site gym and swimming pool facilities, supporting a convenient and active lifestyle. Offered chain-free.

### Location

UK Offices | Canary Wharf - E14 | Nine Elms - SE1 | Royal Docks - E16 | Bow - E3 | Hayes, Middlesex - UB3 | Manchester - M2

International Offices | Dublin | Abu Dhabi | Hong Kong | Singapore



Just 2 minutes' walk to Hayes & Harlington Station (Elizabeth Line & Great Western Railway)

Excellent connectivity: London Paddington – approx. 20 minutes, Stockley Park – approx. 10 minutes, Heathrow Airport – approx. 9 minutes

- One Bedroom
- Exclusive on-site facilities including residents' gym, swimming pool, and spa
- Bright and spacious open-plan living and dining area
- Generous double bedroom with fitted wardrobes
- Contemporary kitchen with integrated appliances (dishwasher, washing machine, fridge, freezer, cooker, and oven)
- Council Tax - Band C
- EPC - C
- Service Charge - £4,769
- Ground Rent - £175
- Lease Remaining - 981 Years

