

# Station Approach

Hayes • Middlesex • UB3 4FF

PCM: £1,450 PCM



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A spacious and well presented one bedroom apartment located just a stone's throw from Hayes & Harlington train station providing easy access to Central London via the Elizabeth Line. The property is also within walking distance to local amenities, and provides easy access to Stockley Business Park.

Features include a spacious lounge with access to a private balcony overlooking the canal, fitted kitchen with appliances, double bedroom with built in wardrobe, bathroom with shower, good storage throughout, allocated parking, gym and concierge.

Unfurnished and available now.

## Spacious One Bedroom Apartment

Large Lounge

Fitted Kitchen

Great Storage Throughout

Private Balcony with canal view

Great Transport Links

Nearby to local amenities

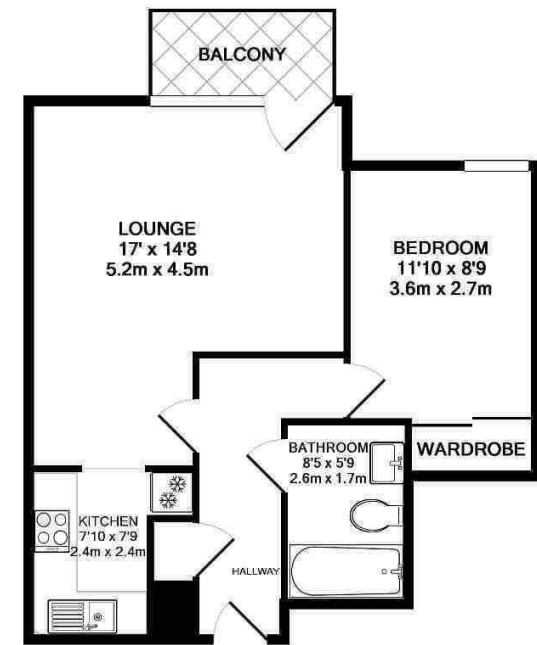
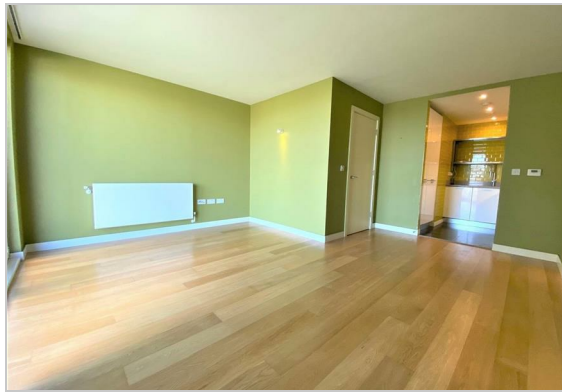
Walking Distance to Hayes and Harlington Station

Elizabeth Line

Allocated Parking Space

## Available Date

19th November 2025



TOTAL APPROX. FLOOR AREA 496 SQ.FT. (46.1 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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Energy Efficiency Rating		Current	Potential
	Very energy efficient - lower running costs		
	A		
	B		
	C		
	D		
	E		
	F		
	G		
	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
	Very environmentally friendly - lower CO <sub>2</sub> emissions		
	A		
	B		
	C		
	D		
	E		
	F		
	G		
	Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.