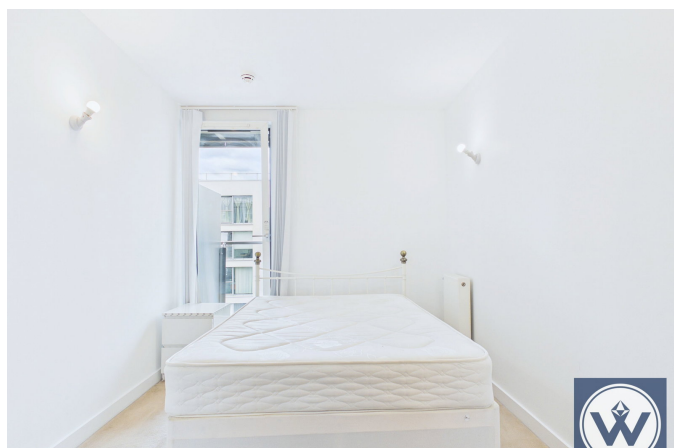


Navigation Building, Station Approach, UB3 4FF

Guide Price £215,000

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ONE BEDROOM - ONE BATHROOM - FIFTH FLOOR - ALLOCATED PARKING - PRIVATE BALCONY - COMMUNAL GARDEN - RESIDENTIAL GYM/SWIMMING POOL FACILITIES

Henry Wiltshire are pleased to present this well appointed one bedroom, one bathroom apartment, situated on the fifth floor of Navigation Building within the sought after High Point Village development in Hayes, UB3.

The property offers a bright and spacious open plan living area with a modern fitted kitchen and a west facing reception room featuring a floor to ceiling glazed wall, allowing an abundance of natural light throughout. The accommodation further benefits from a private balcony, well proportioned double bedroom and contemporary family bathroom.

Residents of High Point Village benefit from an excellent range of on-site facilities, including 24-hour concierge and security services, beautifully maintained communal gardens, a fully equipped gym, swimming pool, sauna and steam room.

The development is ideally located just moments from Hayes & Harlington Station, providing direct access to central London via the Elizabeth Line, making this an exceptionally convenient home for commuters.

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



Perfectly suited to first time buyers, professional purchasers and investors alike, this property offers a combination of modern living, excellent transport connections and outstanding resident facilities.

- One Bedroom
- Private balcony
- Residents' gym, swimming pool, sauna and steam room
- Ground Rent - £175
- Council Tax - C
- West facing open plan living area
- 24 hour concierge and security
- Service Charge - £5,372
- Lease remaining - 981 years
- EPC - B

