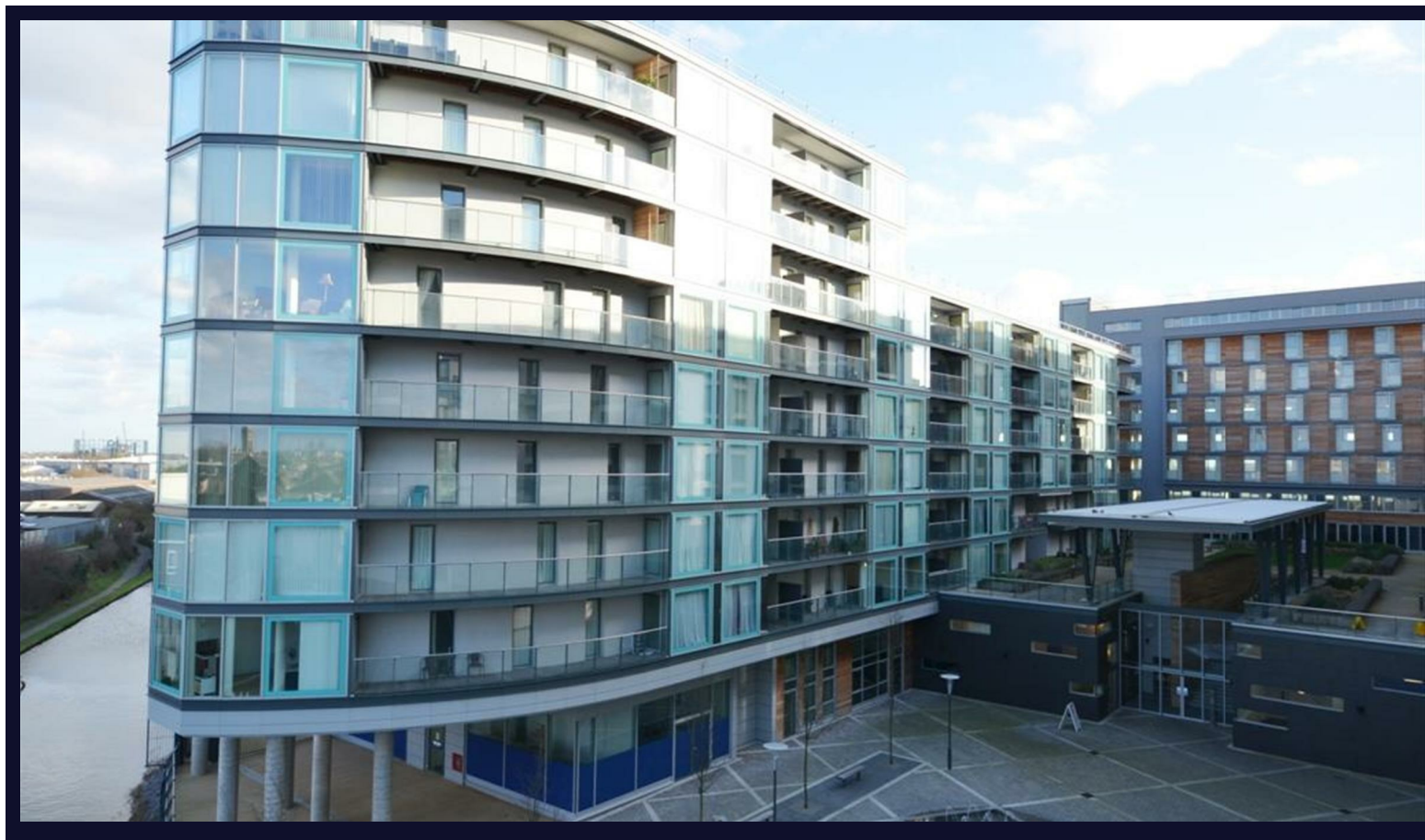


# Vantage Building

Hayes • Middlesex • UB3 4FA

Guide Price: £350,000



coopers  
est 1986

# Vantage Building

Hayes • Middlesex • UB3 4FA

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 comprises a 16ft open living/dining room leading into a 10ft kitchen, 16ft main bedroom with ensuite bathroom, 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 and an allocated parking space.

Two bedroom apartment

Sixth floor

Swimming Pool/Sauna

Concierge

Gymnasium

Stones throw from Hayes and Harlington Station

Two bathrooms

Great Western Rail

Convenient Allocated Parking

Close to Heathrow Airport

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.





### Property

A well presented two bedroom apartment offering generously proportioned and spacious rooms throughout. The property comprises a 16ft open living/dining room leading into a 10ft kitchen, 16ft main bedroom with ensuite bathroom, 12ft second bedroom with fitted wardrobes and family bathroom.

### Location

Seamlessly connected by the Elizabeth Line, adjacent to the Grand Union Canal, close to serene parks, shopping options and local attractions, this modern 2-bedroom flat offers an unmatched blend of convenience, culture and contemporary living at the heart of Hayes' regeneration. Find your essentials right within the building at the Tesco Express, and discover more options with the Asda Superstore and Lidl within a short walk. Plus, indulge in retail therapy at the nearby Lombardy Retail Park or the Chimes Shopping Centre.

### Outside

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 and an allocated parking space.



### Schools:

Botwell House Roman Catholic Primary School 0.4 miles  
Harlington School 1.0 mile  
Pinkwell Primary School 1.1 miles



### Train:

Hayes & Harlington Station 200ft  
Hillingdon Station 2.9 miles  
West Drayton Station 3.3 miles



### Car:

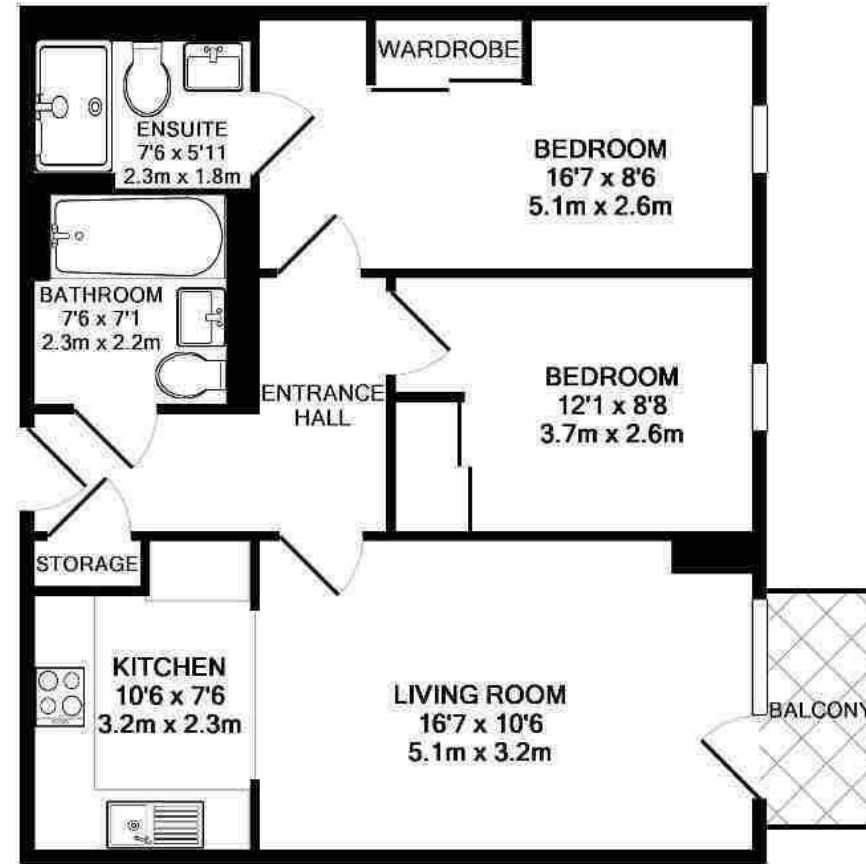
M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 645 SQ.FT. (59.9 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	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	83	83
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		

England & Wales  
EPC Standard  
2020/1/10

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.