



Station Approach, UB3 4FD
£1,450 Per Month

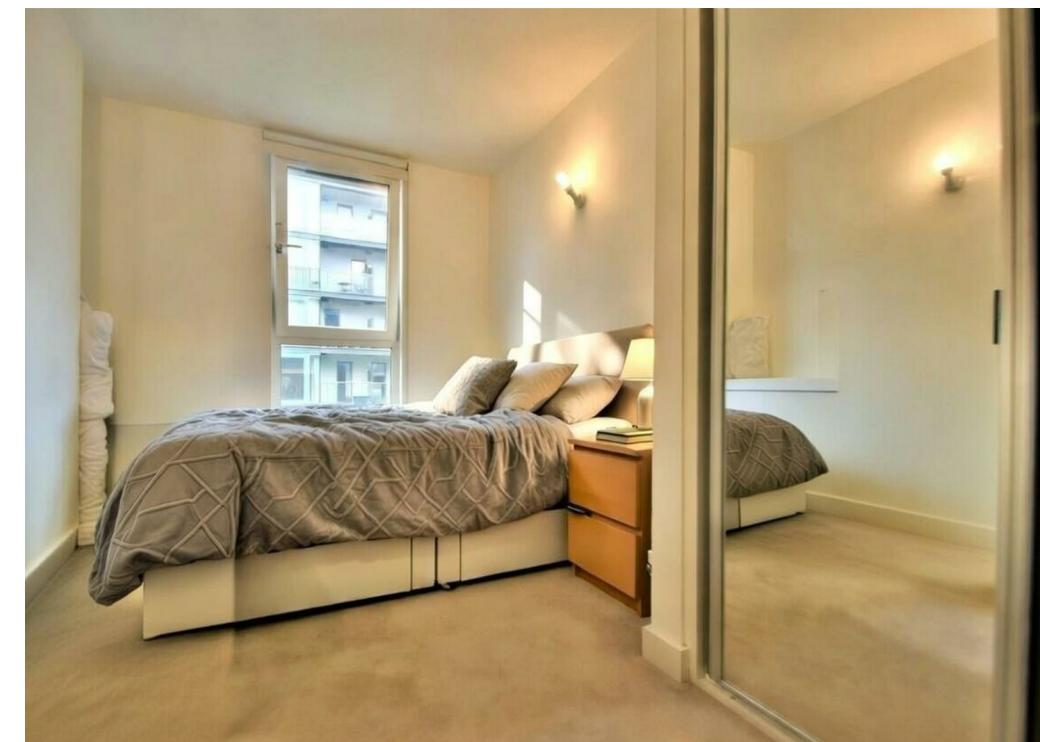
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Station Approach, UB3

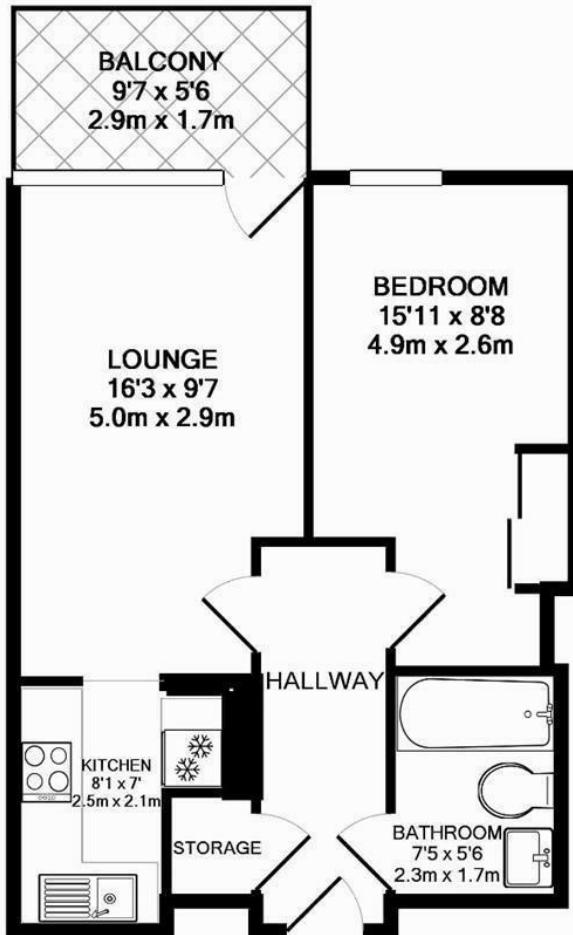
- Allocated parking
- Concierge
- Great transport links
- Local amenities
- Gymnasium
- Swimming pool
- Private balcony
- Close to Stockley Park
- Nearby to Heathrow Airport
- Fully fitted kitchen

LUXURY ONE BEDROOM APARTMENT situated in a prime location for those who commute. Heathrow and central London are just moments away. Finished to a high specification throughout and just a stone's throw from Hayes & Harlington train station. Shopping facilities, bars and restaurants on your doorstep. Views overlooking the Grand Union Canal. Concierge, gymnasium, swimming pool and allocated parking. Additional facilities - coffee Shop, pharmacy, Tesco, Health Spar, **FURNISHED**

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TOTAL APPROX. FLOOR AREA 424 SQ.FT. (39.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Viewing

Strictly by appointment with:
 Coopers of London, 22 Cleveland Street,
 Fitzrovia, London W1T 4JB
 info@coopersoflondon.co.uk

0207 580 9658

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