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WATERMAN
EXCLUSIVE



Station Approach, Hayes, UB3 4FD

£2,000 Per month

We are pleased to bring to the market this 2 BEDROOM APARTMENT located in the highly sought after High Point Village. The apartment boasts a MODERN KITCHEN, which is partially open plan to the SPACIOUS LIVING ROOM. There are 2 GREAT SIZED BEDROOMS, one with built in wardrobes and ENSUITE. There is also a MODERN BATHROOM and BALCONY.

Residents can enjoy access to an impressive range of on-site amenities, including a concierge service, gymnasium, and swimming pool, all set within well-maintained landscaped grounds.

Perfectly positioned for easy access into Central London taking just 20 minutes by train. Heathrow Airport is 10 minutes away by train or car. Hayes and Harlington station is just a 7 minute walk away. Close to local amenities.



Flat 213, Cardinal Building Station Approach, Hayes, UB3 4FD

INTERNAL

Kitchen/Living Room

Master Bedroom

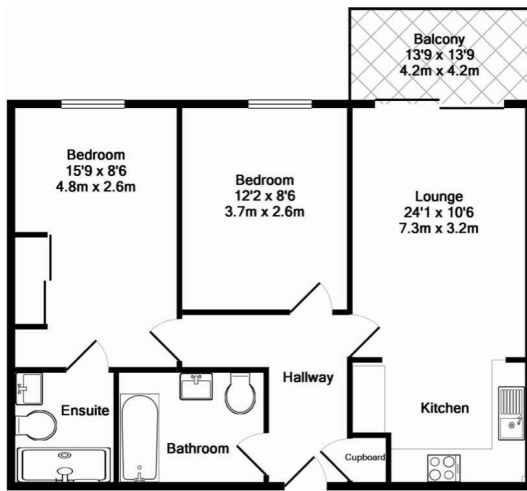
En-Suite

Bedroom 2

Bathroom

EXTERNAL

Balcony



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			
(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	