

HELLIWELL & CO
ESTATE AGENTS

Station Approach, Hayes, UB3

£1,850 Per Calendar Month













2 Bedrooms | 1 Receptions | 1 Bathrooms | EPC Current C

Helliwell and Co. are delighted to present this stylish two-bedroom apartment, situated within the sought-after Signal Building in Hayes. Boasting contemporary interiors, a private balcony and excellent transport connections, this impressive home offers modern living with a touch of sophistication.

The property features a bright and spacious open-plan living and dining area, complemented by a sleek, modern fitted kitchen with integrated appliances, creating the perfect setting for both relaxing and entertaining. There are two generously sized double bedrooms, a contemporary bathroom suite and a private balcony, providing an inviting outdoor retreat. Offered part-furnished (see photos) and available immediately, this is an excellent opportunity to secure a stylish home in a well-maintained modern development.

Ideally positioned for commuters, the property is just a short walk from Hayes & Harlington Station, offering Elizabeth line and National Rail services with convenient connections to Paddington in approximately 17 minutes and Heathrow Airport in around 10 minutes, as well as links to Canary Wharf. A wealth of local amenities can be found nearby, including supermarkets, coffee shops, restaurants and the town centre. Excellent bus connections, including routes 90, 140, 195, SL9 and U4, further enhance the area's accessibility, making this an ideal location for those seeking a seamless balance between contemporary living and everyday convenience.

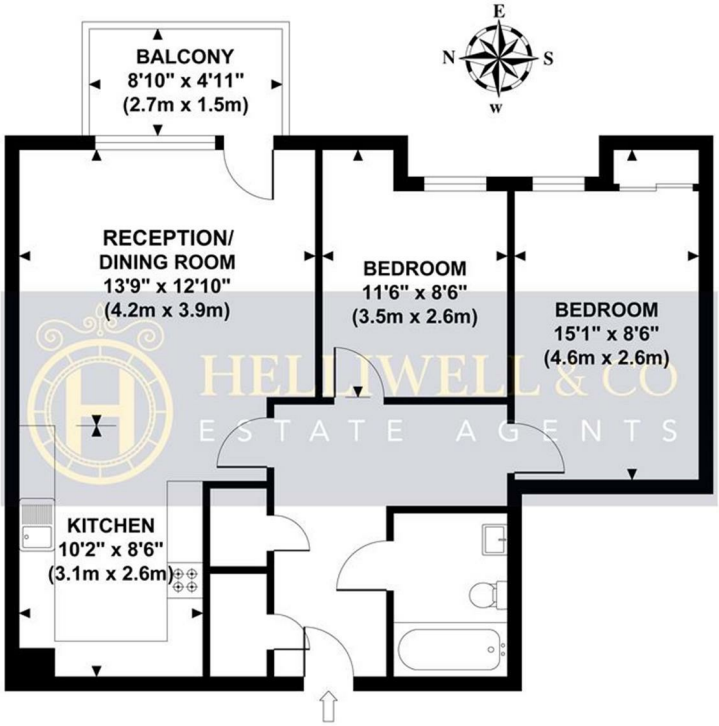
- Well Maintained Development
- Bright Open-Plan Living And Dining
- Private Balcony With Outdoor Space
- Holding Deposit (1 weeks rent):
- Council Tax Band:
- Spacious Two Double Bedrooms
- Modern Fitted Kitchen With Appliances
- Excellent Transport Links Into London
- Security Deposit (5 weeks rent):
- Long Term Tenancy Desired

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SIGNAL BUILDING
Approximate Gross Internal Area
662 sq ft / 61.50 sq m



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 662 SQ FT

Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.
GB PRO PHOTOS

