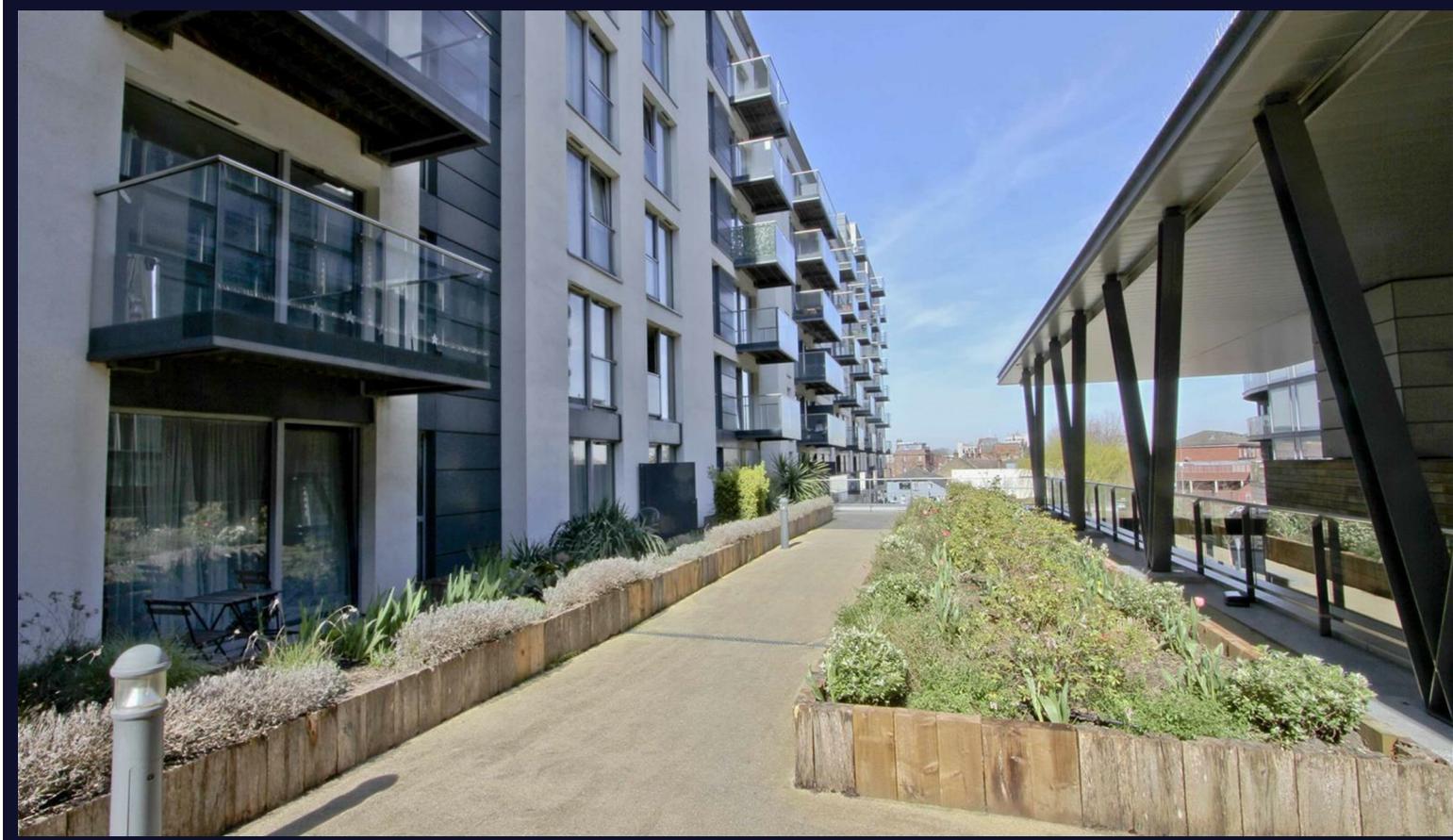


# Vantage Building

Station Approach • Hayes • UB3 4BQ  
Offers In Excess Of: £200,000



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# Vantage Building

Station Approach • Hayes • UB3 4BQ

A 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. The property benefits from an entrance hall, 16ft living room with open 7ft kitchen, 11ft bedroom, family bathroom and private balcony. The flat boasts a private balcony while the development offers a new urban village maximizing green and open space, four interconnected landscaped gardens with raised lawns, a water feature and places to relax. Play area for children and canal side walkway.

One Bedroom Apartment

Second floor

Convenient location

Luxury development

Modern throughout

16ft living room

Swimming Pool

Concierge

Gym

Private balcony

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 one-bedroom apartment located within moments of Hayes & Harlington Station. The property benefits from an entrance hall, 16ft living room with open 8ft kitchen, 17ft bedroom, family bathroom and private balcony.

### Location

High Point Village is situated just moments from Hayes & Harlington station offering a route to Paddington and the West End in 17 and 37 minutes respectively with the Crossrail line. Offering easy access to the M4/M25 and Heathrow Airport this five star development is a commuters paradise with the added convenience of being within walking distance of a number of shops, banks and restaurants.

### Outside

The flat boasts a private balcony while the development offers a new urban village maximizing green and open space, four interconnected landscaped gardens with raised lawns, a water feature and places to relax. Play area for children and canal side walkway.





### 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)



2ND FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 432 sq.ft. (40.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
Some energy efficiency - lower running costs	D	73	74
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		

England & Wales  
EPC Directive  
2002/91/EC

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.