



£370,000

## Navigation Building, Old Station Approach, Hayes, UB3

TWO BED, TWO BATH - NEXT TO HAYES & HARLINGTON STATION! Simple Estate Agents are delighted to present this spacious two-bedroom, two-bathroom apartment located in the ever-popular High Point Village development. Just moments from Hayes & Harlington Station and the Elizabeth Line, this apartment is ideal for commuters, first-time buyers or investors alike.

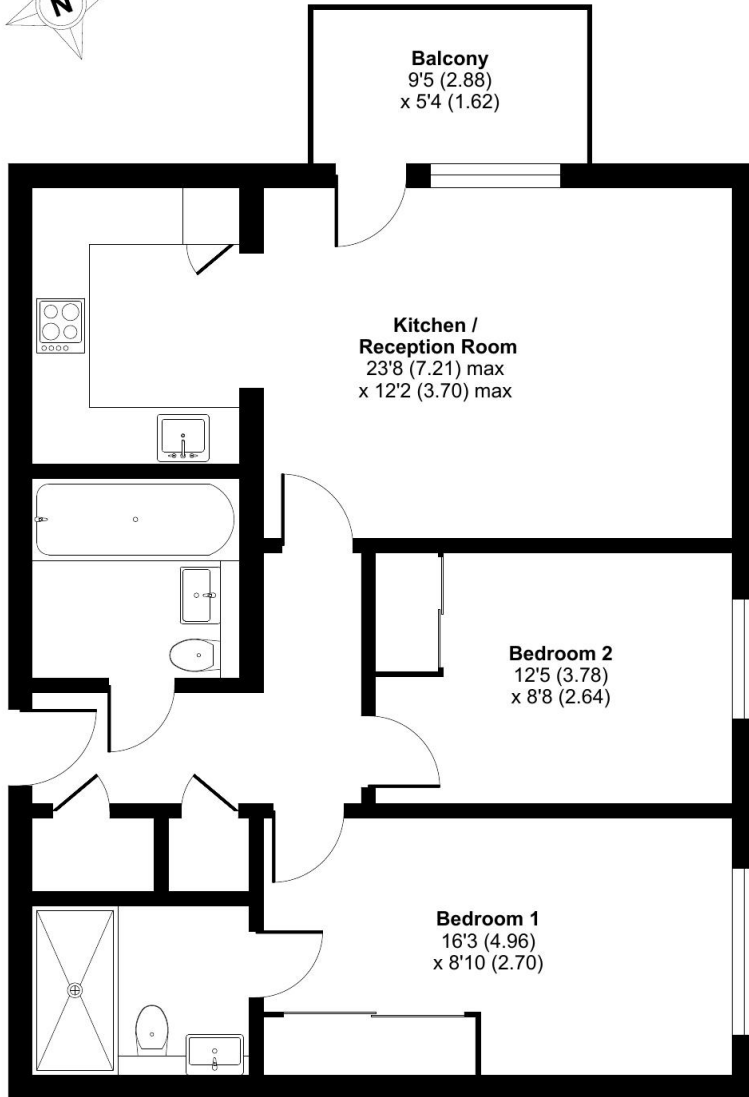
t. 020 8573 4663 f. 020 8561 2606 w. [www.simpleEA.com](http://www.simpleEA.com) e. [info@simpleEA.com](mailto:info@simpleEA.com)

Navigation Building, Old Station Approach, Hayes, UB3

# Station Approach, Hayes, UB3

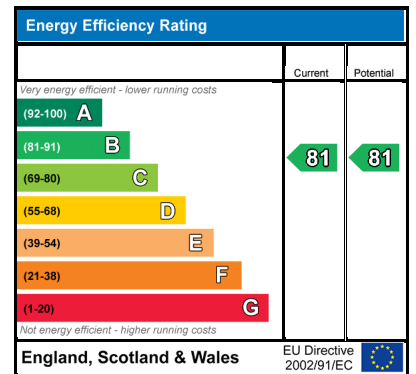
Approximate Area = 742 sq ft / 68.9 sq m

For identification only - Not to scale



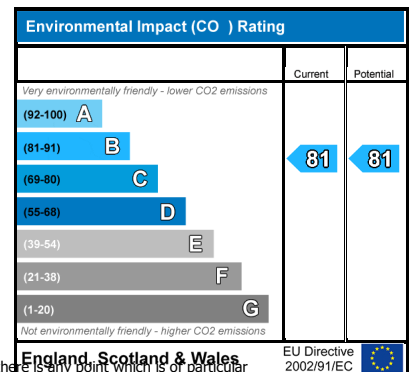
SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Simple Estate Agents. REF: 1312524



## Directions

Head north-west towards Coldharbour Ln69 ftTurn left onto Coldharbour Ln0.1 miAt the roundabout, take the 1st exit onto Pump Ln243 ftTurn right onto Crown Cl0.2 miTurn left onto Station Rd213 ftTurn left onto Western View52 ft



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if the estate agent is at any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.