





Modern 1-bed flat in sought-after Vantage Court UB3 just minutes from Heathrow Airport. This well-presented property offers an open plan living area with a fitted kitchen, a bright double bedroom and a contemporary bathroom.

Neatly maintained and currently occupied by a reliable tenant providing instant rental income and attractive yield from day one. Excellent transport links with Hayes & Harlington Station (Elizabeth Line) nearby. Local amenities include supermarkets, cafés, Stockley Park business hub, and green spaces. Ideal turnkey investment in a high-demand area.

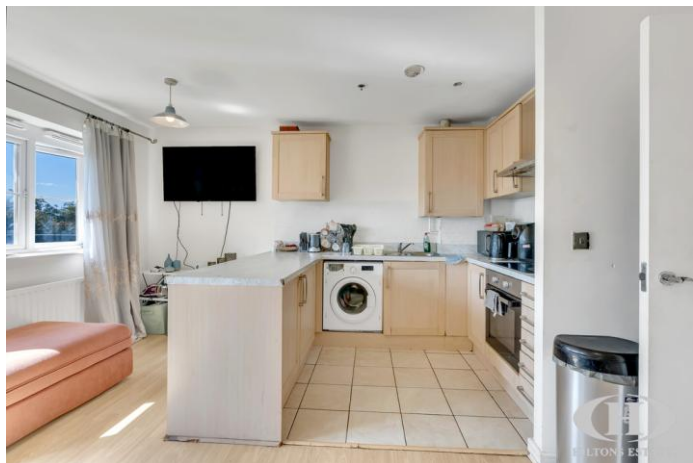
Minutes from Heathrow Airport

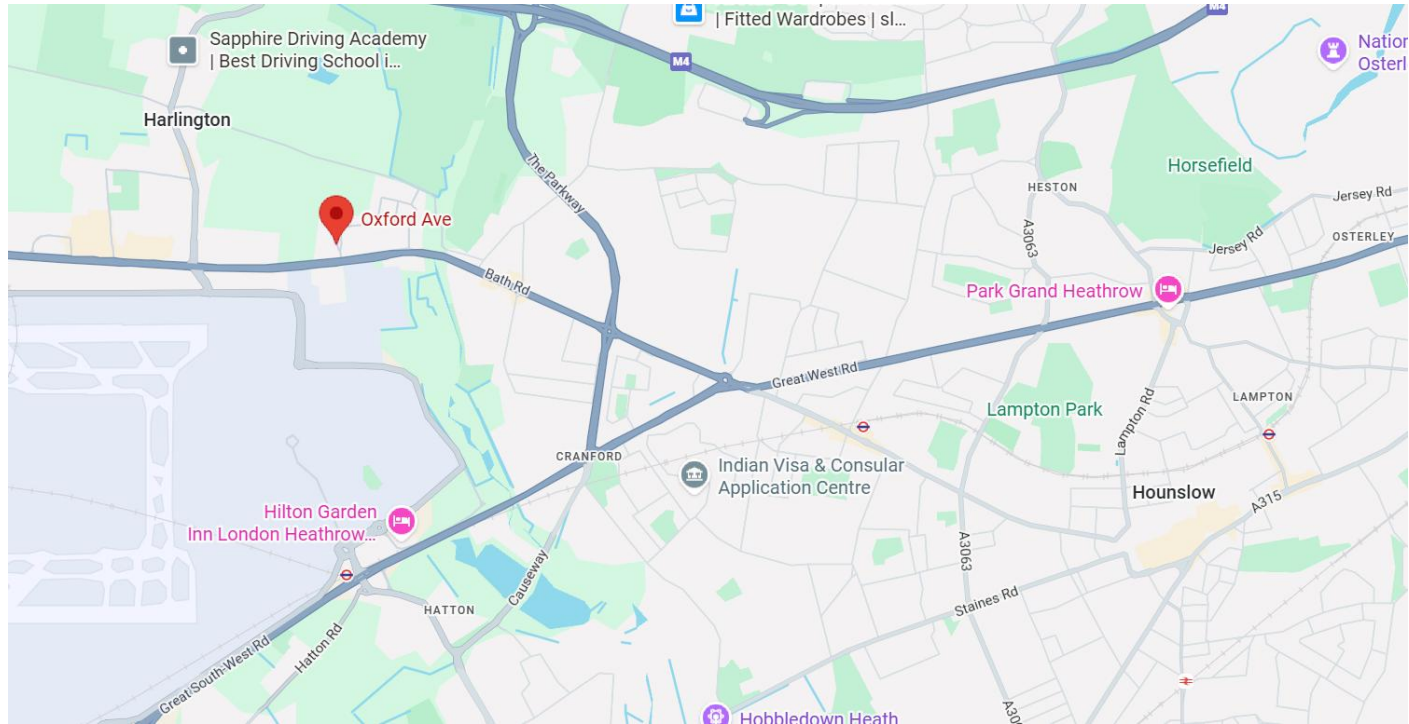
Open plan living and kitchen

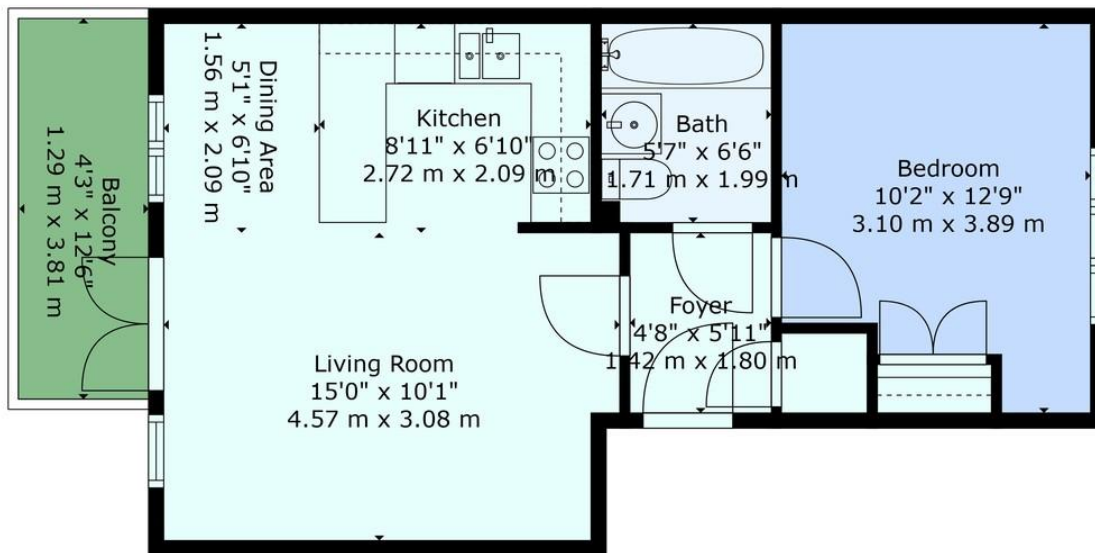
Bright double bedroom

Contemporary bathroom

Well maintained throughout







TOTAL: 448 sq. ft, 42 m²
 FLOOR 1: 448 sq. ft, 42 m²
 EXCLUDED AREAS: BALCONY: 53 sq. ft, 5 m²
 WALLS: 48 sq. ft, 4 m²

Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspection.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.