



{ 1 LAKESIDE CLOSE STAINES TW18
£1,550 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

1 Lakeside Close Staines TW18

£1,550 Per Month
Unfurnished

-  1 Bedroom
-  1 Bathroom
-  1 Reception

Features

- Stunning Lakeside location with peaceful views, - Prime location in Staines-upon-Thames, - Riverside calm with city convenience, - Parking available at extra cost, - Bright, spacious open-plan layout with plenty of natural light, - Vibrant local lifestyle, - pets are considered

Council Tax

Council Tax Band C

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{ LAKESIDE LIVING – 1-BEDROOM FLAT

The Property

Modern 1-bed lakeside flat offering a calm, stylish living experience. The bright open-plan lounge features soft neutral tones, warm wood textures, and large windows framing scenic views of the surrounding trees and lake. A fully equipped contemporary kitchen and cozy dining area provide comfort and convenience. The inviting double bedroom offers a restful atmosphere, while the sleek modern bathroom adds to the home's fresh, elegant feel. Excellent access to local amenities and transport links, this apartment combines natural tranquility with modern living perfect for professionals or anyone seeking a peaceful, in a desirable lakeside setting. *pictures are of the show flat*



LAKESIDE CLOSE

Approximate Gross Internal Area

Ground Floor = 519 sq. ft. (48.2 sq. m.)



CH
9'7/2.92 = Ceiling Height



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
ID 1252447

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
100-100		
A		
91-100		
B		
81-90		
C		
71-80		
D		
61-70		
E		
51-60		
F		
41-50		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

