



{ 1 LAKESIDE CLOSE STAINES UPON THAMES
£1,350 PER MONTH AVAILABLE 17/10/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

1 Lakeside Close Staines Upon
Thames TW18

£1,350 Per Month
Furnished

-  1 Bedroom
-  1 Bathroom
-  1 Reception

Features

- Stunning lakeside location, - Prime location in Staines-upon-Thames, - Lakeside calm with city convenience, - Parking available at an additional cost, - Bright, spacious open-plan layout with plenty of natural light, - Pets considered, - Prices starting from £1,350 per month

Council Tax

Council tax band not specified

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{ WHERE CONTEMPORARY COMFORT MEETS TRANQUIL WATERS

The Property

This brand new 1 bedroom, 1 bathroom property, perfectly situated on the causeway in Staines-upon-Thames, offers a rare combination of modern luxury and peaceful lakeside living. Set within beautifully landscaped grounds, the home boasts exclusive private access to a tranquil lake, ideal for relaxation and enjoying nature. Inside, the spacious open-plan living area is designed to maximize natural light, creating a bright and welcoming atmosphere throughout. The contemporary layout seamlessly integrates a stylish kitchen with high-quality appliances, providing the perfect space for entertaining or unwinding in comfort. The generously sized bedroom offers ample storage and a serene retreat, while the modern bathroom features sleek fixtures and finishes, delivering both functionality and elegance. With high-quality finishes, thoughtful design, and a prime location, this 1 bed, 1 bath property is a unique opportunity to enjoy lakeside living just moments from the heart of Staines-upon-Thames. Please note: Photographs shown are of the show flat and may not represent the specific apartment available.



THE CAUSEWAY

Approximate Gross Internal Area = 485 sq. ft. (45.1 sq. m.)



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 1236424

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		
	Current	Potential
Very energy efficient - lower running costs		
A (39-100)		
B (27-38)		
C (22-26)		
D (15-21)	65	65
E (9-14)		
F (4-8)		
G (1-3)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

