



**LAKESIDE EAST LAKESIDE CLOSE**  
£1,650 PER MONTH AVAILABLE NOW

**Hamptons**  
THE HOME EXPERTS

# { THE PARTICULARS

Lakeside East Lakeside Close  
Staines-upon-thames TW18

£1,650 Per Month  
Furnished

 2 Bedrooms  
 2 Bathrooms  
 1 Reception

## Features

- Stunning riverside location with peaceful views, - Prime location in Staines-upon-Thames, - Riverside calm with city convenience, - Parking available at an additional cost, - Bright, spacious open-plan layout with plenty of natural light, - Vibrant local lifestyle, - Prices starting from £1,650 per month

## Council Tax

Council tax band not specified

Hamptons  
11-13 Queen Street  
Maidenhead, SL6 1NB  
02089392370  
[HamptonsBTR@hamptons.co.uk](mailto:HamptonsBTR@hamptons.co.uk)  
[www.hamptons.co.uk](http://www.hamptons.co.uk)

# { WELCOME TO YOUR RIVERSIDE HOME IN S TAINES-UPON-THAMES

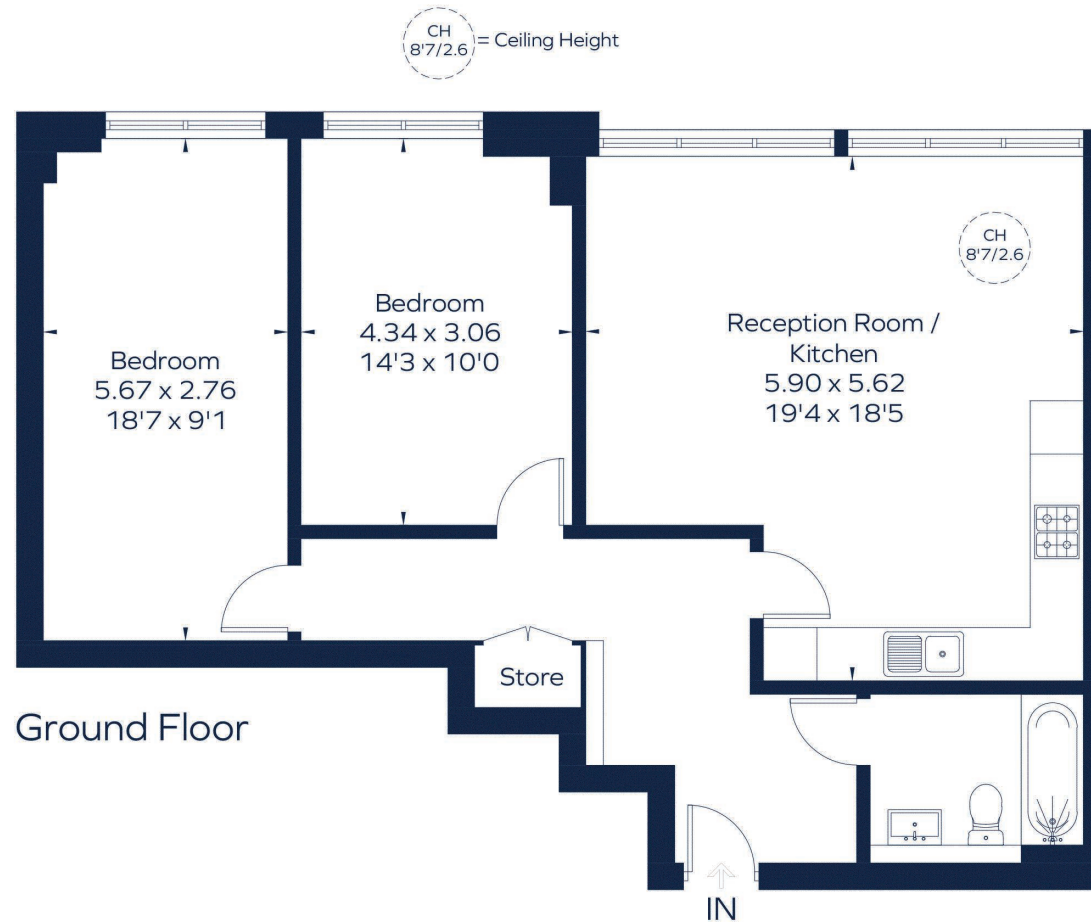
## The Property

Experience the perfect blend of modern comfort and riverside calm in this brand new 2-bedroom apartment, ideally located in the heart of Staines-upon-Thames. Here, vibrant town living meets the tranquility of the river, creating a home that truly offers the best of both worlds. Step outside to your private riverside walk, where peaceful moments by the water become part of your everyday routine while all the shops, cafés, and amenities of the town centre are just minutes away. \*Show Flat Pictures – Not Actual Apartment\* \*Furnished Options & Parking Available at Additional Cost\* Inside, you'll find a bright and spacious open-plan living area, thoughtfully designed with large windows to maximize natural light and showcase the riverside setting. The stylish kitchen is fitted with premium finishes, while the contemporary bathroom adds a touch of luxury. With two generously sized bedrooms, there's room to create the perfect retreat for family living, a home office, or welcoming guests. Living here means enjoying unrivalled connectivity: London Waterloo is just a short train ride away, Heathrow is within easy reach, and the M25 and M3 are close at hand. When it's time to unwind, you'll have riverside walks, local restaurants, and cosy pubs.



# THE CAUSEWAY

Approximate Gross Internal Area = 849 sq. ft. (78.9 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 1236423

## 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 |
|---------------------------------------------|---|---------|-----------|
| Most energy efficient - lower running costs |   |         |           |
| 100-100                                     | A |         |           |
| 81-100                                      | B |         |           |
| 62-81                                       | C |         |           |
| 45-62                                       | D | 62      | 62        |
| 29-45                                       | E |         |           |
| 13-29                                       | F |         |           |
| 1-13                                        | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |

