



**BRICK**  
MANAGEMENT + LETTINGS

47 Lily House Eden Grove, Staines-Upon-Thames, Surrey, TW18 4ZT

£1,435 Per month



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New to the market, this stunning unfurnished sixth floor one bedroom executive apartment is located in the sought after newly built Berkley Homes Eden Grove development.

The property itself benefits from a small entrance hall with large storage cupboard leading to an open plan living area with Karndean wooden flooring, stylish fully integrated black and white kitchen, double bedroom with large built in wardrobe, luxury bathroom suite with bath and rain shower plus utility cupboard, secure video phone entry system and neutral decoration throughout.

Residents have access to an on site 24 hour concierge service, co-working facility with private meeting room, large fully equipped gymnasium, cinema room, communal courtyard garden and terrace and bike storage.

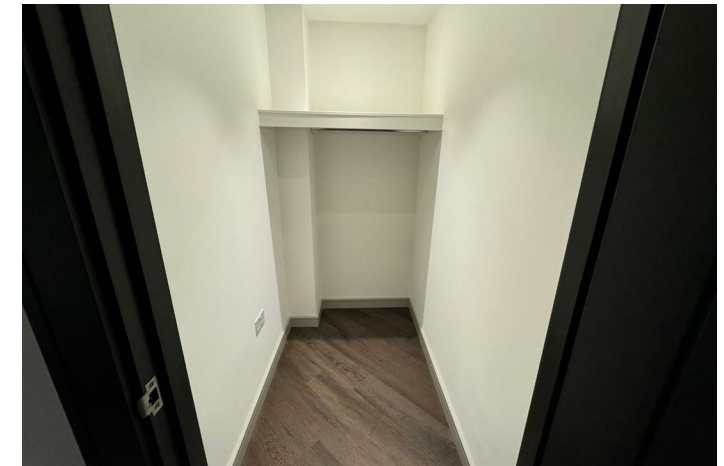
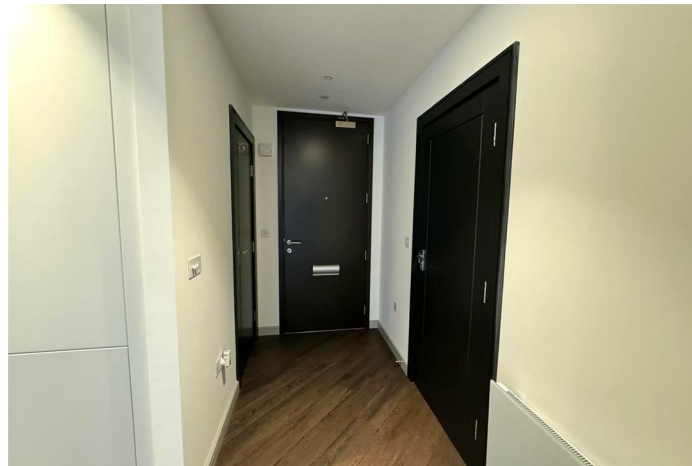
\* Sorry this property does not come with allocated parking \*

Eden Grove is just a five minute walk from Staines town centre and the mainline railway station. The M25 is a five minute drive away, offering easy access to Heathrow Airport.

## Description



## Situation



Unfurnished

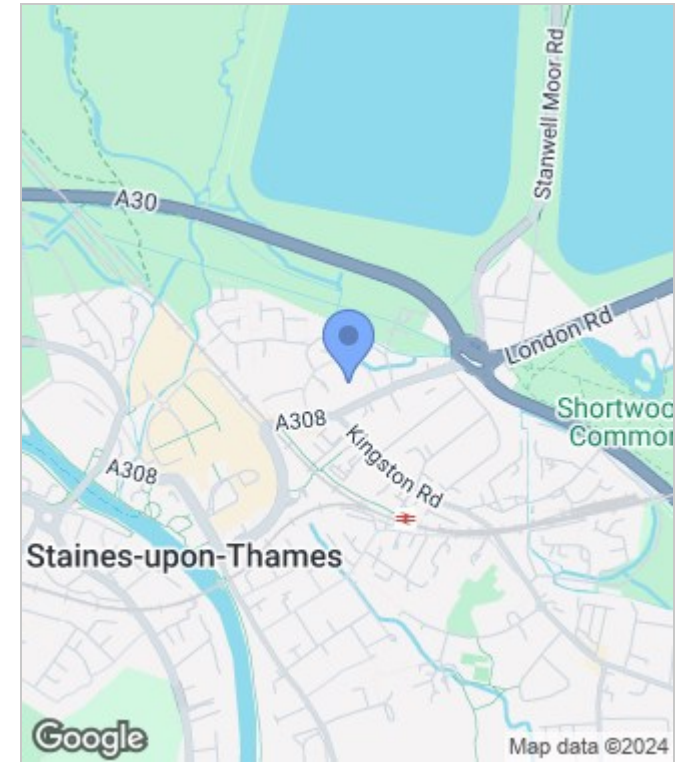
Council Tax Band: New Build

Available: 1st October 2024

## Floor Plans



## Area Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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