



{ 3 LAKESIDE CLOSE STAINES-UPON-THAMES
£2,300 PER MONTH AVAILABLE 01/12/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

3 Lakeside Close
Staines-upon-thames TW18

£2,300 Per Month
Furnished

 2 Bedrooms
 1 Bathroom
 1 Reception

Features

- Lakeside views, - Prime location in Staines-upon-Thames, - bright spacious open-plan layout with plenty of natural light, - 2 Bedroom prices starting from £2300, - 1 parking space included, however more available by negotiation, - Fully furnished property - however landlord can offer this unfurnished if required., - *December offer - 50% off first months rent - Terms apply*

Council Tax

Council tax band not specified

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{ MODERN 2-BEDROOM APARTMENT IN A STUNNING PRIVATE LAKESIDE SETTING

The Property

50% off first month's rent if you move in by 31st December 2025. Terms apply. Welcome to this beautifully presented two-bedroom flat, perfectly positioned in the highly desirable Staines area and offering exceptional lake views. This spacious and modern home provides a peaceful setting while remaining close to key local amenities and transport links. The property features a bright and airy open-plan living and dining area, designed to make the most of the natural light that pours in through large windows overlooking the tranquil lake. The contemporary fitted kitchen offers ample storage, quality appliances, and a sleek finish ideal for those who enjoy cooking or entertaining. The property comes with 1 parking space and fully furnished, as well as maintained communal areas, and easy access to riverside walks, parks, and local shops. With great transport connections nearby including Staines station and major road routes—this property is perfectly suited for commuters, professionals, couples, or small families seeking a blend of comfort.



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This property is offering 50% off your first month's rent, if you move in during December 2025.*

Please contact us if you would like to arrange a viewing.

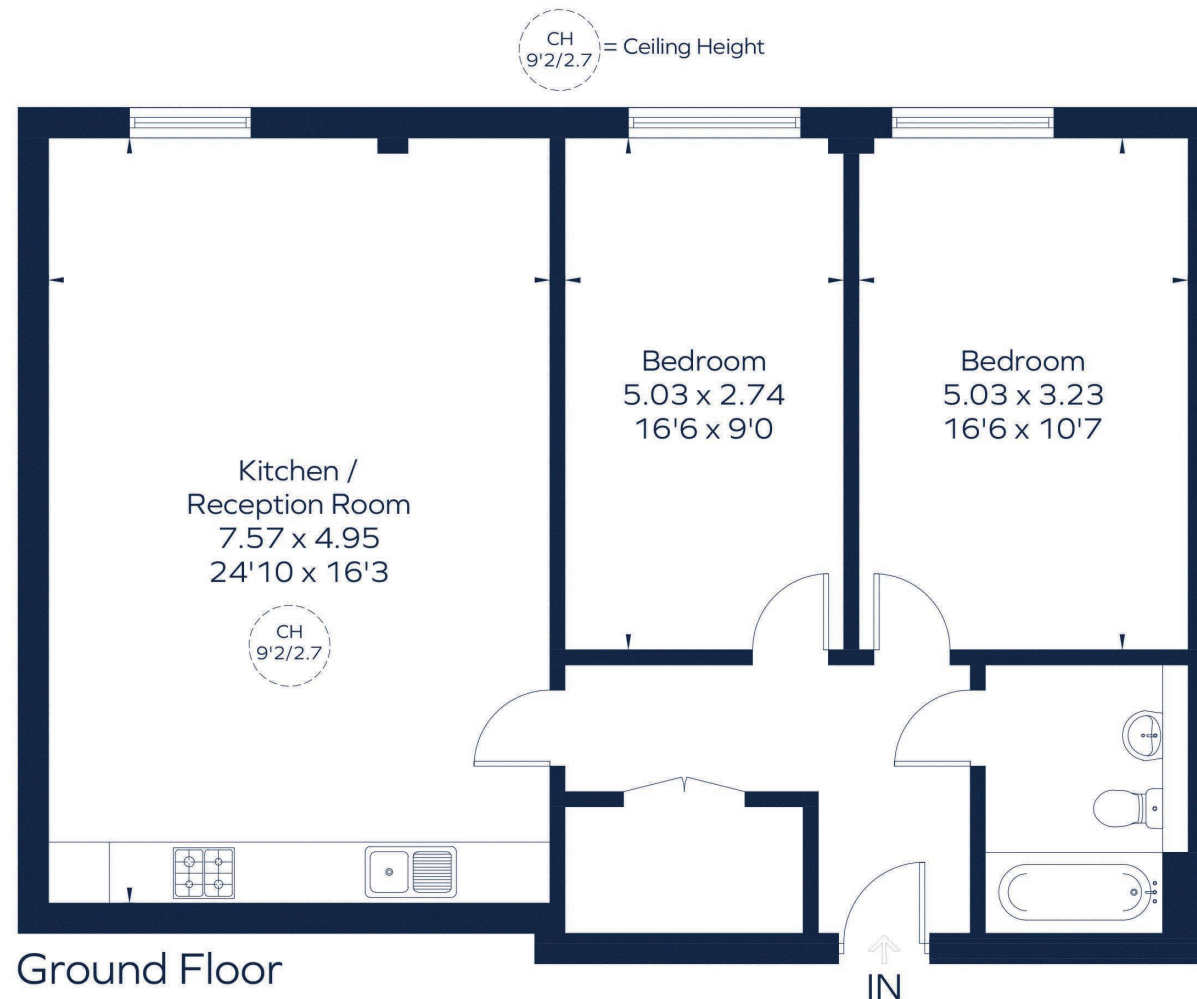
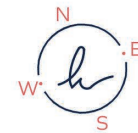
If you are a landlord with a similar property for rent, we would be delighted to hear from you.

*Terms and conditions apply. For more information visit hamptons.co.uk/brand/rent-with-hamptons/terms-and-conditions-ni

LAKESIDE WEST

Approximate Gross Internal Area

935 sq. ft. (86.9 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 1257026

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		
100-100	62	62
A		
81-100		
B		
61-80		
C		
41-60		
D		
21-40		
E		
1-20		
F		
1-20		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

