



{ 1 LAKESIDE CLOSE THE CAUSEWAY TW18
£1,400 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

1 Lakeside Close The Causeway
TW18

£1,400 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 by negotiation, - Bright, spacious open-plan layout with plenty of natural light, - Pets considered, - Prices starting from £1,400 per month, - *50% off first month's rent if you move in by 31st December 2025. Terms apply.*

Council Tax

Council tax band not specified

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{ WHERE CONTEMPORARY COMFORT MEETS TRANQUIL WATERS

The Property

50% off first month's rent if you move in by 31st December 2025. Terms apply. A modern 1-bedroom flat located in a sought-after development on The Causeway, Staines, offering stylish living with the rare benefit of private lake access. The bright open-plan lounge and kitchen provide a contemporary space with large windows and integrated appliances. The spacious double bedroom features neutral décor, and the sleek bathroom is finished to a high standard. Residents enjoy access to a tranquil private lake, ideal for relaxing outdoors. Perfectly positioned for Staines town centre, Staines Station, Heathrow, and the M25, this home offers convenience, comfort, and a peaceful waterside setting *The photos and floor are a representation of the show apartments within the developments*



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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 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	65	65
61-70% E		
51-60% F		
41-50% G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

