



{ 3 LAKESIDE CLOSE STAINES-UPON-THAMES
£1,575 PER MONTH AVAILABLE 05/12/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

3 Lakeside Close
Staines-upon-thames TW18

£1,575 Per Month
Furnished

 1 Bedroom
 1 Bathroom
 1 Reception

Features

- Stunning Lakeside location with peaceful views, - Prime location in Staines-upon-Thames, - Riverside calm with city convenience, - Parking available, - Bright, spacious open-plan layout with plenty of natural light, - Vibrant local lifestyle, - Property comes fully furnished, however the landlord can offer the property unfurnished, - Prices starting from £1,575 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
Hamptons
6 Broomhall Buildings
Sunningdale, SL5 0DU
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{ LAKESIDE LIVING – 1-BEDROOM FLAT, FULLY FURNISHED WITH PARKING

The Property

50% off first month's rent if you move in by 31st December 2025. Terms apply. Modern and beautifully furnished 1-bed lakeside flat offering a calm, stylish living experience. The bright open-plan lounge features soft neutral tones, warm wood textures, and large windows framing scenic views of the surrounding trees and lake. A fully equipped contemporary kitchen and cozy dining area provide comfort and convenience. The inviting double bedroom includes quality furnishings and a restful atmosphere, while the sleek modern bathroom adds to the home's fresh, elegant feel. With secure parking included and excellent access to local amenities and transport links, this fully furnished apartment combines natural tranquility with modern living perfect for professionals or anyone seeking a peaceful, move-in-ready home in a desirable lakeside setting.



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

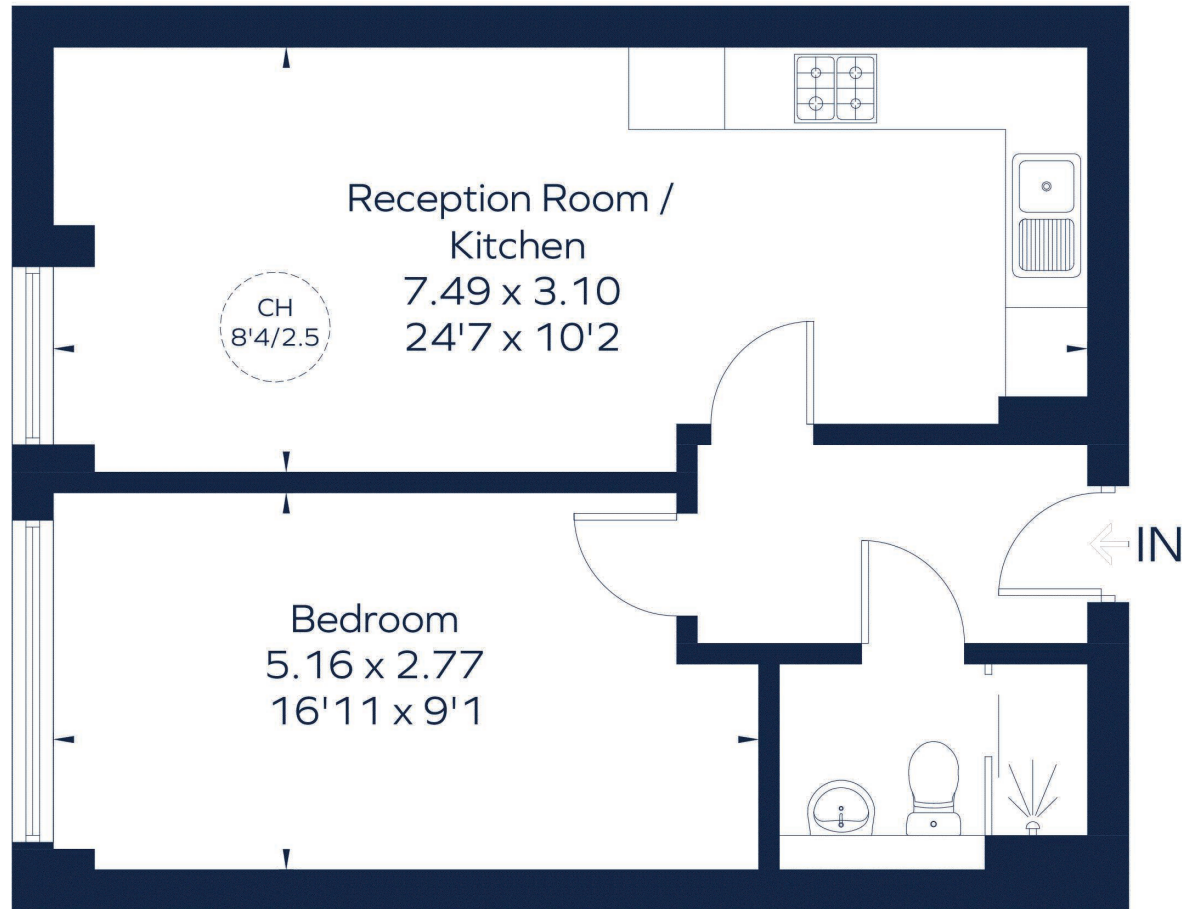
Please contact us if you would like to arrange a viewing.

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

LAKE SIDE WEST

Approximate Gross Internal Area = 489 sq. ft. (45.4 sq. m.)



Ground Floor

CH 8'4/2.5 = Ceiling Height

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 1257973

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 (31-39)		
C (23-31)		
D (15-22)	69	69
E (9-14)		
F (4-8)		
G (1-3)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Awaiting Photograph

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