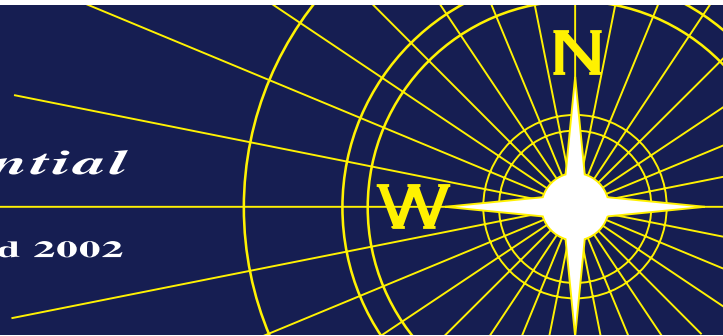


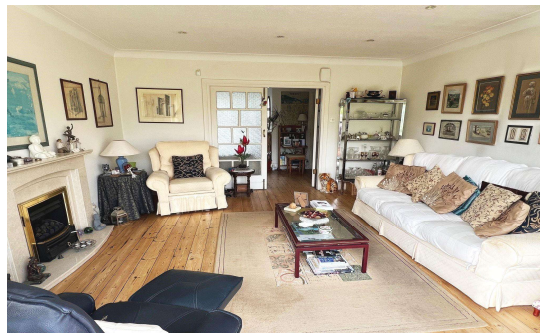
NEVIN & WELLS

Residential

Established 2002



Riverside Drive, Staines, TW18 3JN OIEO £485,000 Freehold



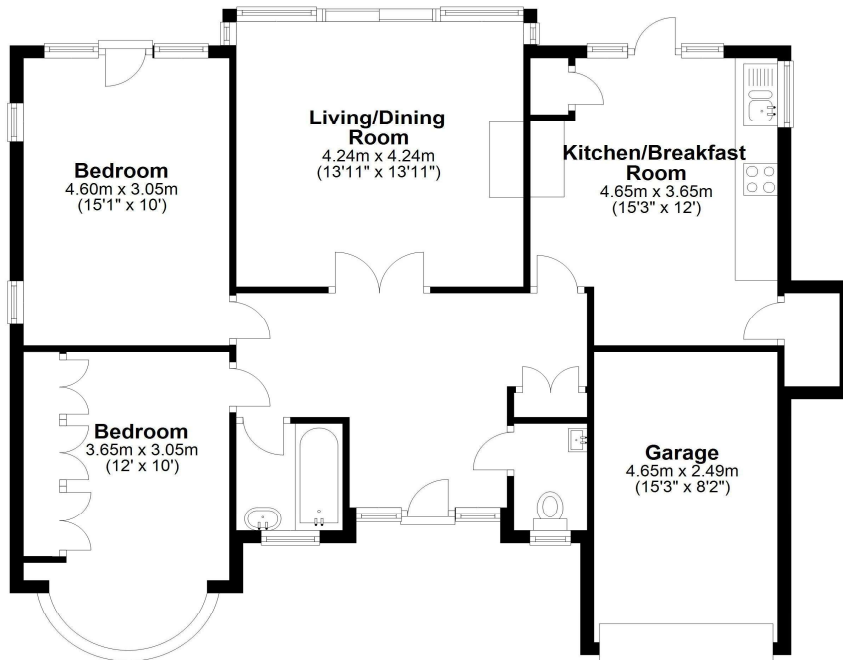
A huge two bedroom 'art-deco' inspired ground floor river view maisonette, with private rear garden. Benefits include large kitchen/diner, lounge with stripped floors, gas central heating, double glazing, feature stained glass portholes, wide hallway, integral garage and three pairs of French doors facing the river. This private road is a few minutes walk from both high street and mainline station. No onward chain.

Riverside Drive, Staines-upon-Thames, TW18 3JN

FLOOR PLAN

Ground Floor

Approx. 96.3 sq. metres (1037.0 sq. feet)



Total area: approx. 96.3 sq. metres (1037.0 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

EPC

Energy performance certificate (EPC)

34 Riverside Drive
STAINES-UPON-THAMES
TW18 3JN

Energy rating
D

Valid until: 4 June 2034

Certificate number: 8434-5726-3300-0055-8202

Property type: Ground-floor flat

Total floor area: 84 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

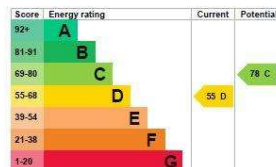
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



COUNCIL TAX BAND: E (Runnemedede Borough Council)

LEASE: 152 Years unexpired

GROUND RENT: £50.00 PA



@NEVIN_AND_WELLS