



{ 3 LAKESIDE WEST STAINES-UPON-THAMES
£1,900 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS }

3 Lakeside West
Staines-upon-thames TW18

£1,900 Per Month
Furnished

 1 Bedroom

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,
- Prices starting from £1,575 per month

Council Tax

Council tax band not specified

Hamptons
3 Coldbath Square
London, EC1R 5HL
01179015604
www.hamptons.co.uk

{ LAKESIDE LIVING – 1-BEDROOM FLAT, FULLY FURNISHED WITH PARKING }

The Property

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 tranquillity with modern living perfect for professionals or anyone seeking a peaceful, move-in-ready home in a desirable lakeside setting. *photos are of the show flat and may not represent the flat you are shown*



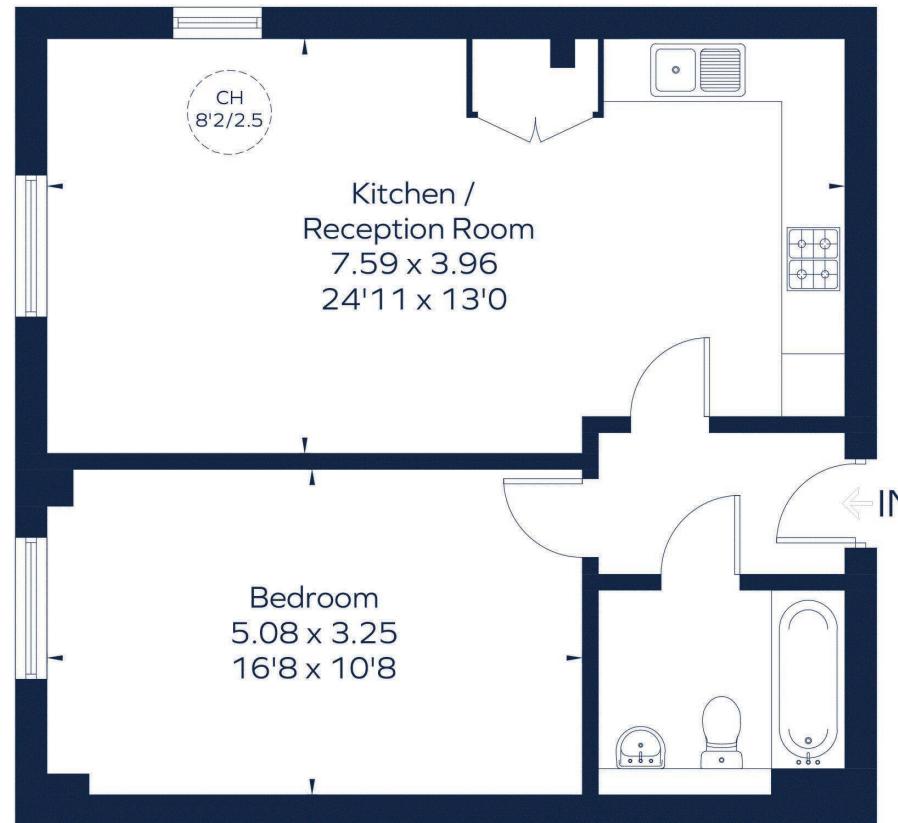
LAKESIDE WEST

Approximate Gross Internal Area

590 sq. ft. (54.8 sq. m.)



CH
7'4/2.2) = 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 1257977

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			
(93-100)	A		
(86-90)	B		
(80-85)	C		
(70-79)	D		
(60-69)	E		
(50-59)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



Awaiting Photograph