



**3 LAKESIDE WEST STAINES-UPON-THAMES**  
£2,300 PER MONTH AVAILABLE 02/02/2026

**Hamptons**  
THE HOME EXPERTS

# { THE PARTICULARS }

3 Lakeside West  
Staines-upon-thames TW18

£2,300 Per Month  
Furnished

 2 Bedrooms

## 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.

## Council Tax

Council tax band not specified

Hamptons  
6 Broomhall Buildings  
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## { MODERN 2-BEDROOM APARTMENT IN A STUNNING PRIVATE LAKESIDE SETTING }

### The Property

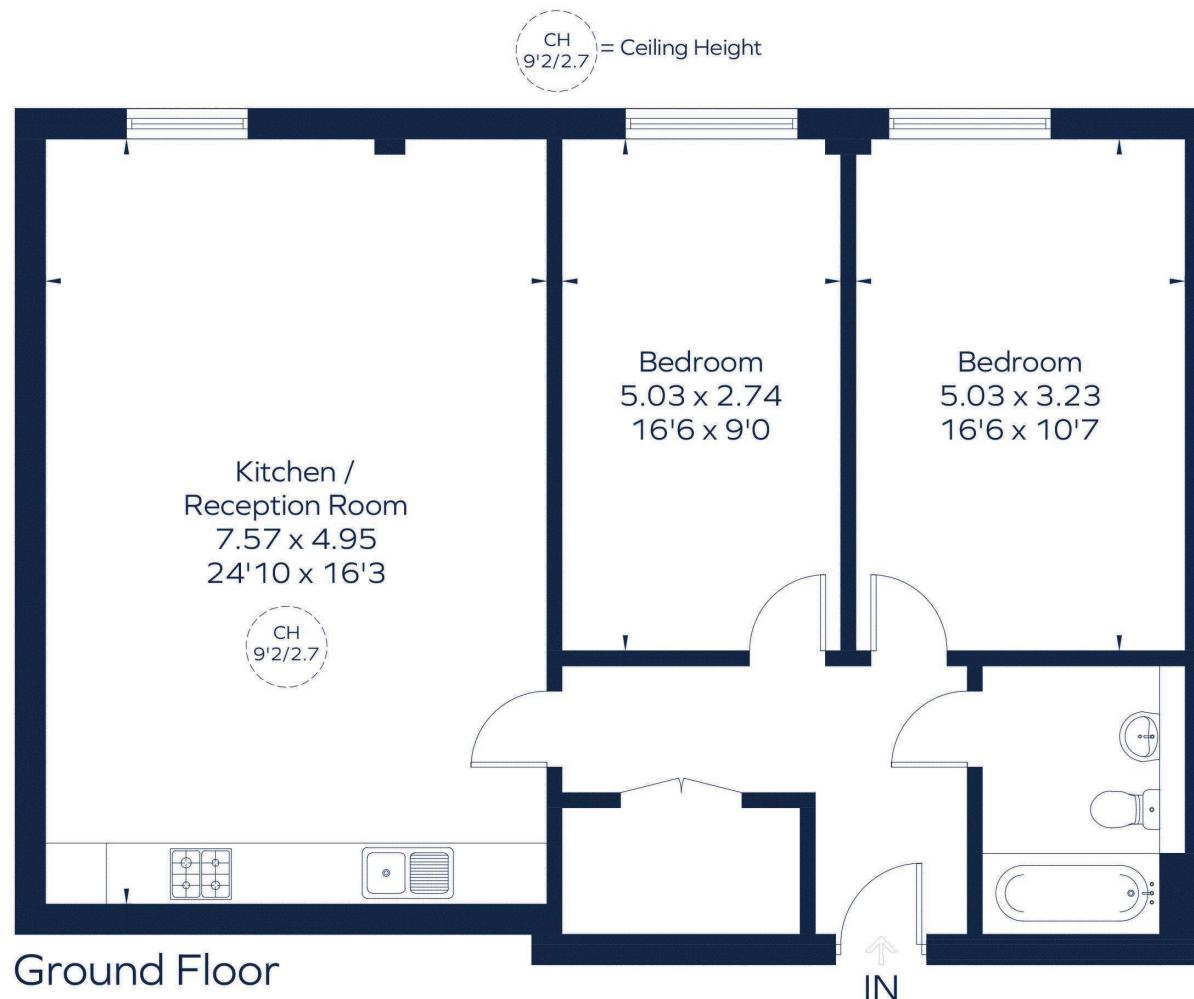
Welcome to this beautifully presented two-bedroom, two-bathroom apartment, ideally situated in the highly desirable Staines area and offering picturesque lake views. Designed to combine modern living with a peaceful setting, this impressive home provides a perfect retreat while remaining close to local amenities and excellent transport connections. The property features a bright and spacious open-plan living and dining area, enhanced by large windows that flood the space with natural light and showcase the tranquil lake outlook. The contemporary fitted kitchen is finished to a high standard, offering ample storage, quality appliances, and a sleek design ideal for both everyday living and entertaining. Both bedrooms are generously sized, with the principal bedroom benefiting from a stylish en-suite bathroom. A second modern bathroom serves the remaining bedroom and guests, adding practicality and comfort. The apartment is available furnished or unfurnished, allowing flexibility to suit your lifestyle. Additional benefits include well-maintained communal areas, parking included and easy access to scenic riverside walks, nearby parks, and local shops. \*Pictures are of Show flat and not actual flat\*



# 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			
(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			

