



## Lavender House, 1 Eden Grove, Staines-Upon-Thames, TW18 4ZW

**£345 Per Week**

A 10TH FLOOR ONE BEDROOM APARTMENT FOR RENT LOCATED IN LAVENDER HOUSE ON EDEN GROVE.

This apartment is South facing and enjoys open views as well as a 19 foot reception with open plan modern fully fitted kitchen, double bedroom with built in storage and a modern bathroom suite with access to a utility cupboard.

Lavender House is a walk away from the town centre and mainline train station and residents can enjoy facilities within the development including concierge service, cinema, gym and co working areas.

FURNISHED.  
AVAILABLE FROM 08.07.2026

Marketing of On-Site Amenities and Agent Indemnity.

The Agent is authorised to market the building's on-site amenities by their client (the landlord), including but not limited to the concierge services and gym facilities (collectively, the "Amenities"), based strictly on descriptions and specifications provided by the Client & or the developer. The Agent acts solely as a marketing representative and exercises no operational control, management, or oversight over the Amenities and as such the amenities are subject to change or withdrawal by the freeholder/developer or their representatives.

- LAVENDER HOUSE 1 EDEN GROVE
- 10TH FLOOR WITH NICE VIEWS
- CONCIERGE, CINEMA, GYM & CO-WORKING SPACE
- AVAILABLE FROM 8TH JULY
- MODERN LUXURY DEVELOPMENT
- AMPLE STORAGE INC UTILITY
- FURNISHED ON REQUEST
- SOUTH FACING
- WALK TO TOWN CENTER & MAINLINE STATION
- WOODEN FLOORS TO RECEPTION

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LAVENDER HOUSE



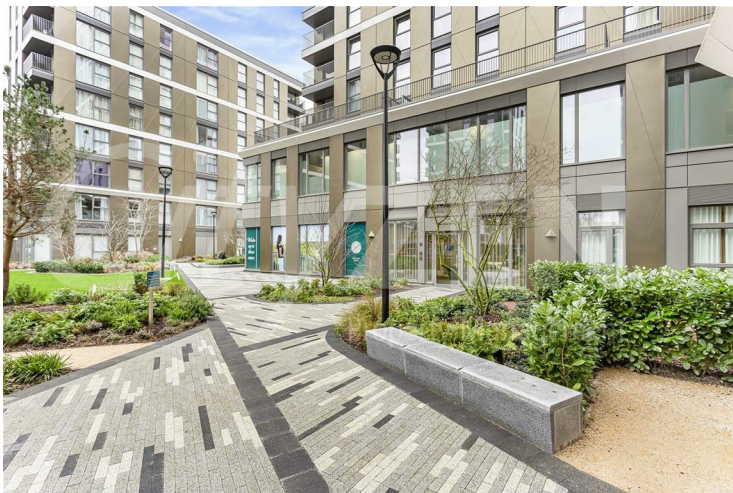
COMMUNAL AREAS



BATHROOM



KITCHEN



LAVENDER HOUSE



BATHROOM/UTILITY

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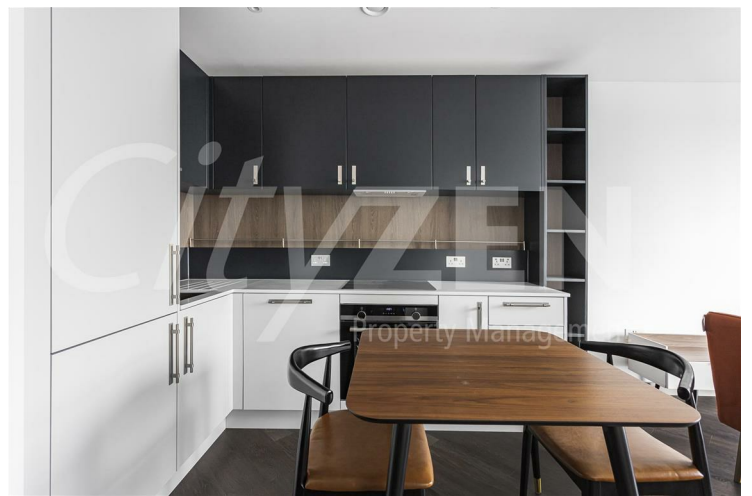
VIEWS FROM APARTMENT



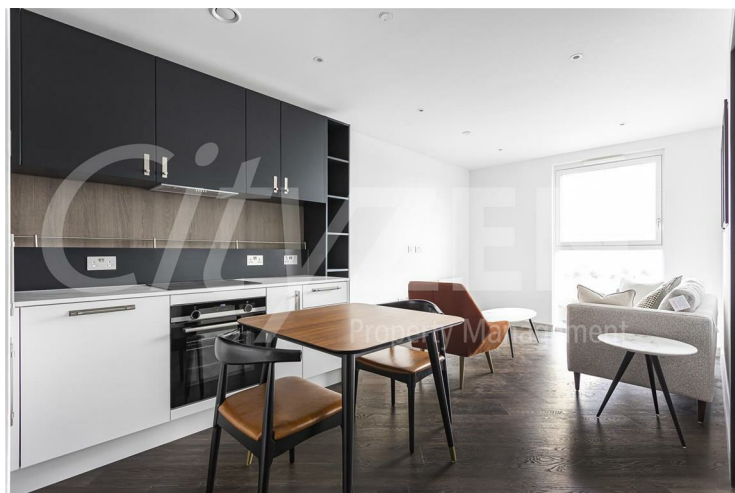
RECEPTION



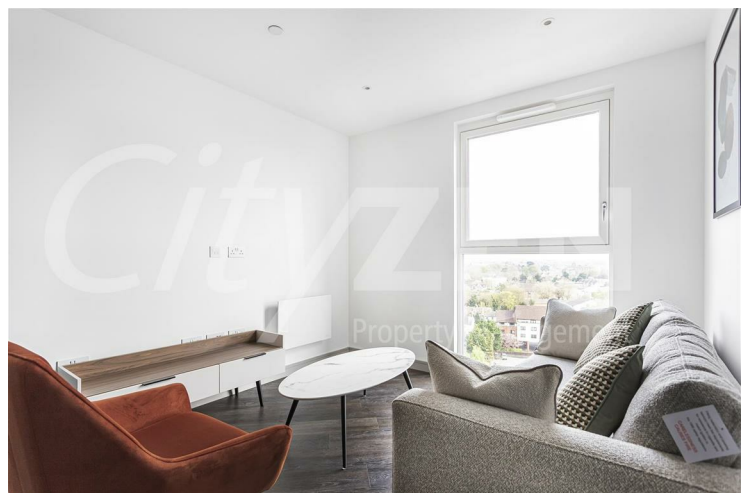
LAVENDER HOUSE



KITCHEN



RECEPTION



RECEPTION

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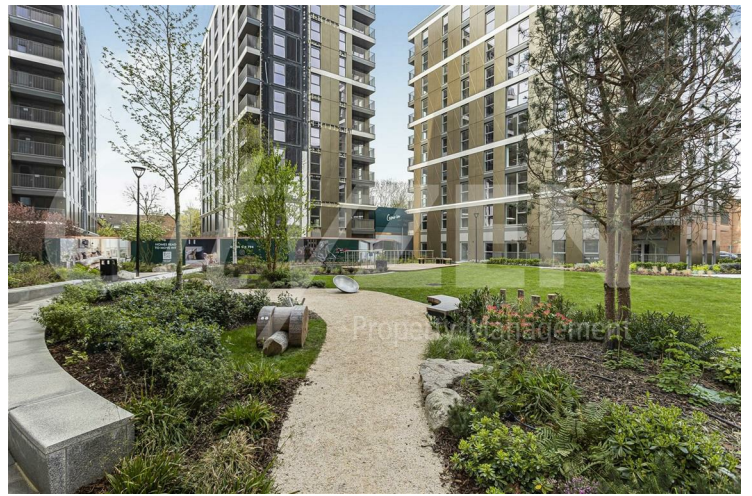
KITCHEN



VIEWS FROM APARTMENT



BEDROOM



LAVENDER HOUSE

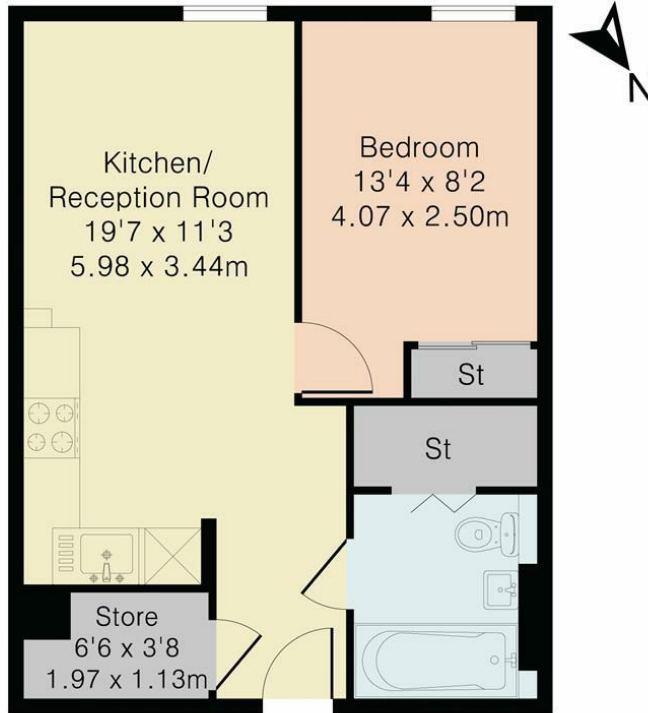


BEDROOM



LAVENDER HOUSE

Approximate Gross Internal Area 423 sq ft - 39 sq m



Tenth Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating

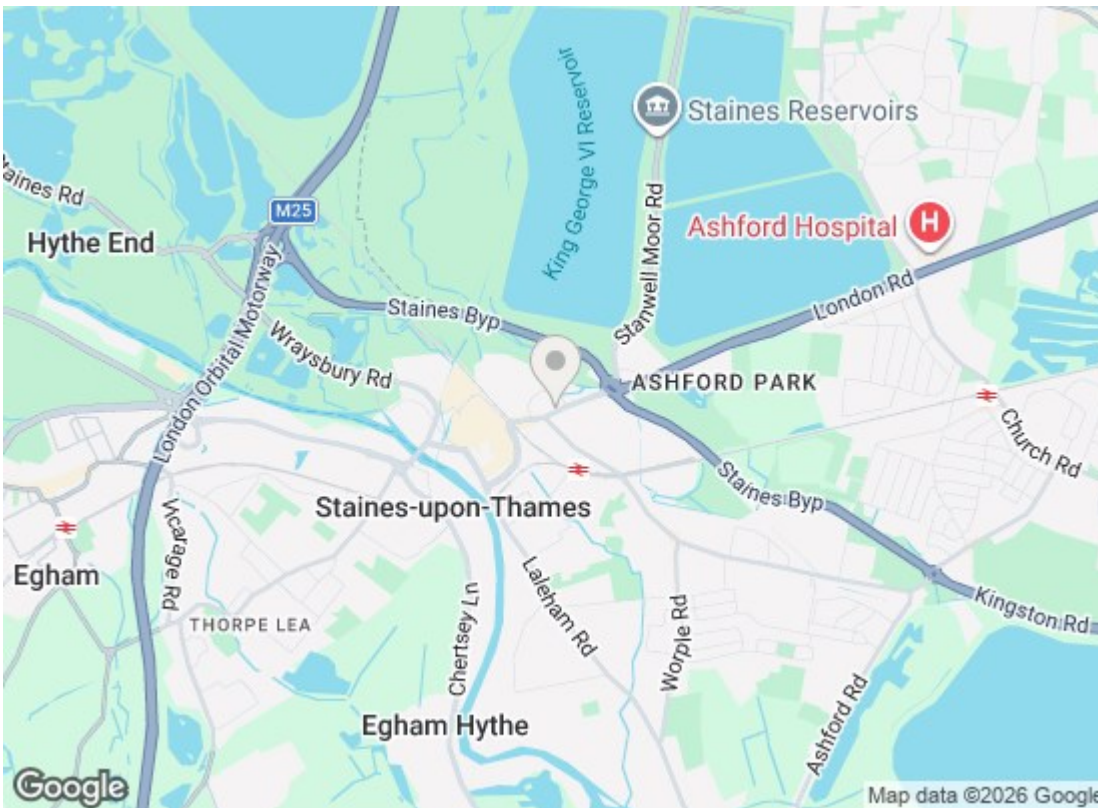
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.