



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

**£360,000**

A 10TH FLOOR ONE BEDROOM APARTMENT FOR SALE WITHIN '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.

GROUND RENT £250 PA / SERVICE CHARGE £2000 PA / LEASE 994 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- LAVENDER HOUSE, 1 EDEN GROVE
- MODERN LUXURY DEVELOPMENT
- SOUTH FACING
- 10TH FLOOR WITH NICE VIEWS
- WOODEN FLOORS TO RECEPTION
- WALK TO TOWN CENTER & MAINLINE STATION
- CONCIERGE, CINEMA, GYM & CO-WORKING SPACE

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



LAVENDER HOUSE



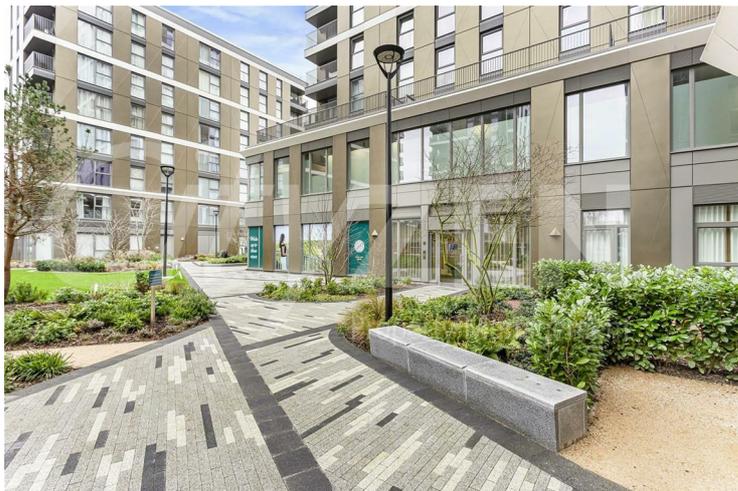
COMMUNAL AREAS



BATHROOM



KITCHEN



LAVENDER HOUSE



BATHROOM/UTILITY

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



LAVENDER HOUSE



KITCHEN



RECEPTION



RECEPTION



RECEPTION



KITCHEN

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



BEDROOM



LAVENDER HOUSE



BEDROOM



LAVENDER HOUSE

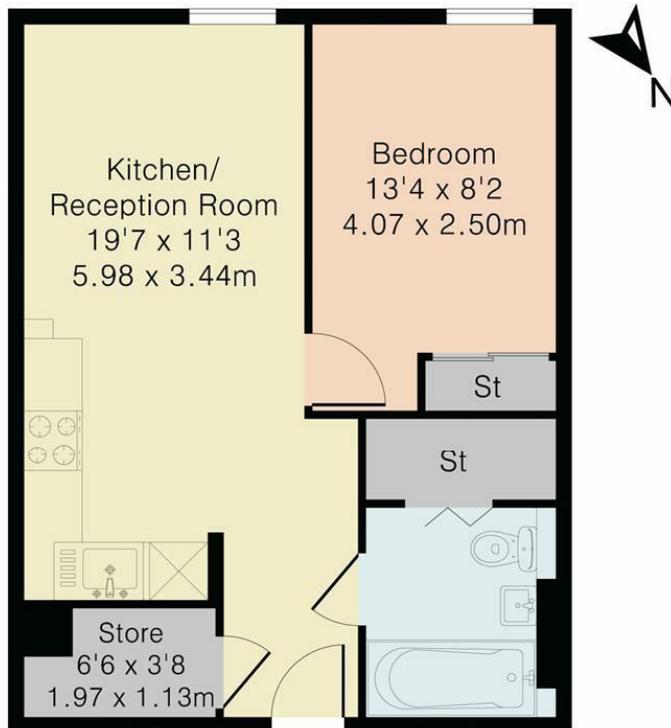


VIEWS FROM APARTMENT

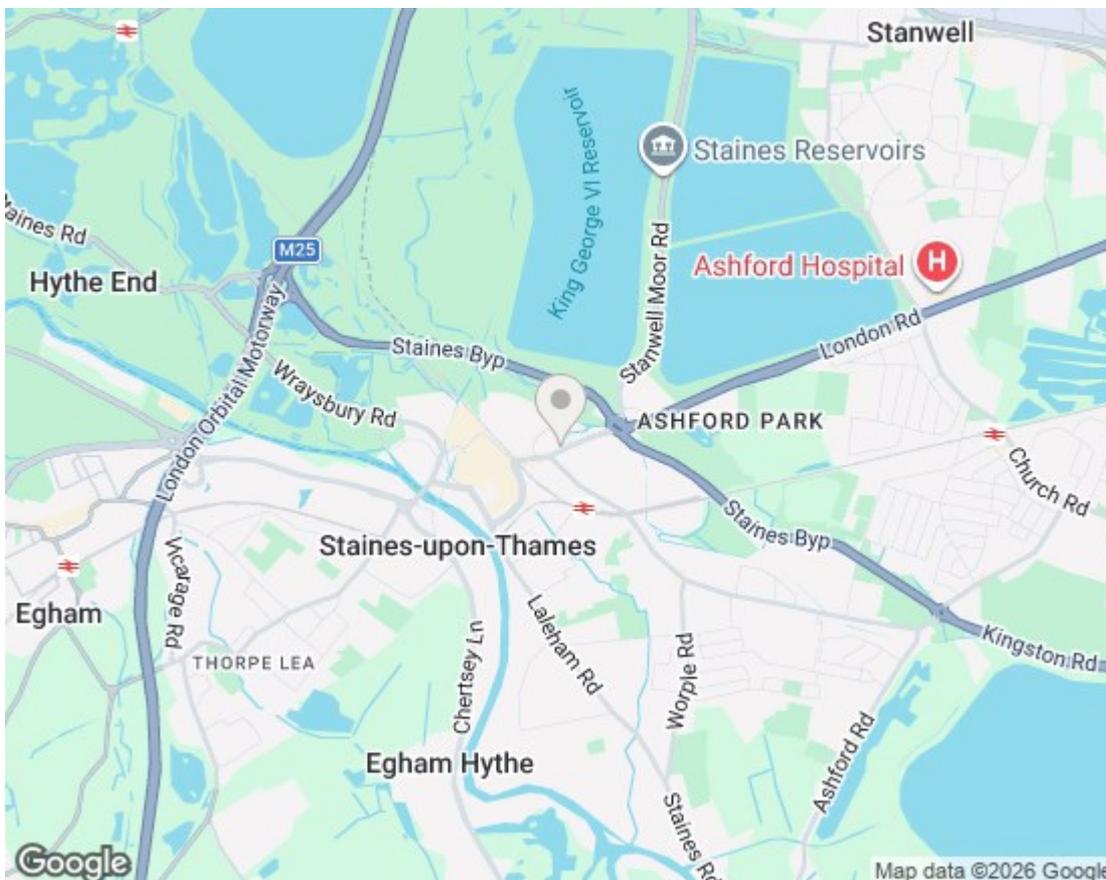


VIEW FROM APARTMENT

Approximate Gross Internal Area 423 sq ft - 39 sq m



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) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.