

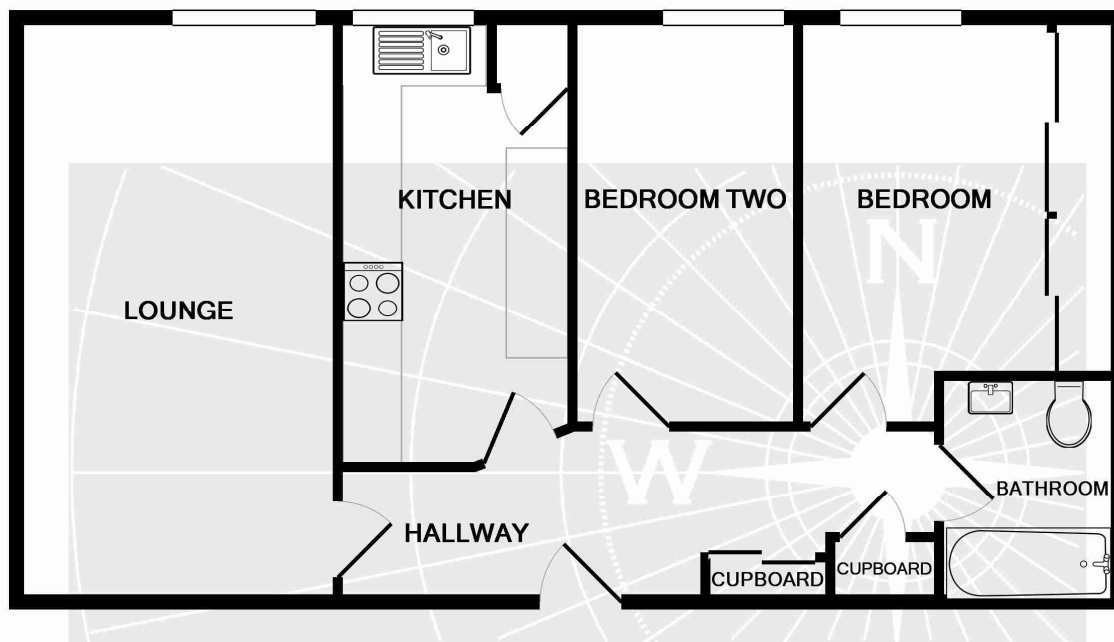


A truly stunning two bedroom first floor apartment, situated within ten minute walk of Staines upon Thames mainline station (Waterloo 37 minutes). Benefits include modern gloss cream kitchen, modern bathroom, gas central heating, double glazing, oak effect flooring, communal parking and security entry phone.

AVAILABLE 15th NOVEMBER 2022

Laleham Road, Staines Upon Thames, Middlesex, TW18 2QG

FLOOR PLAN



TOTAL APPROX. FLOOR AREA 63.5 SQ.M. (683 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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

EPC

77 Riverbank Laleham Road STAINES TW18 2QG	Energy rating C
Valid until 26 May 2030	Certificate number 8205 7368-7622-1326-3503

Property type: Mid-floor flat
Total floor area: 61 square metres

Rules on letting this property

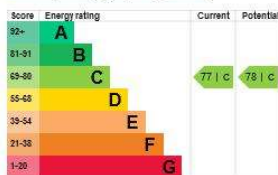
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

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

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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