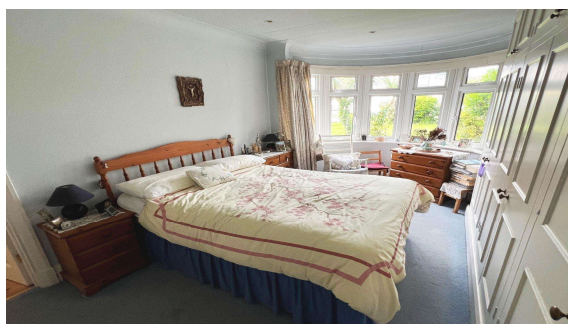
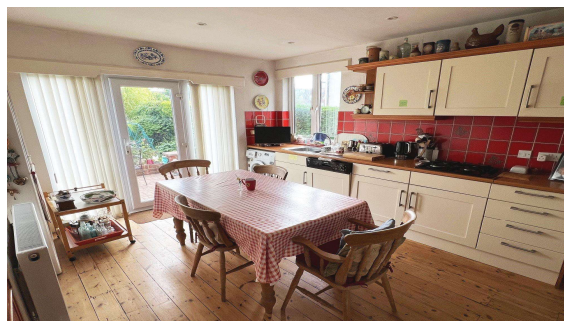
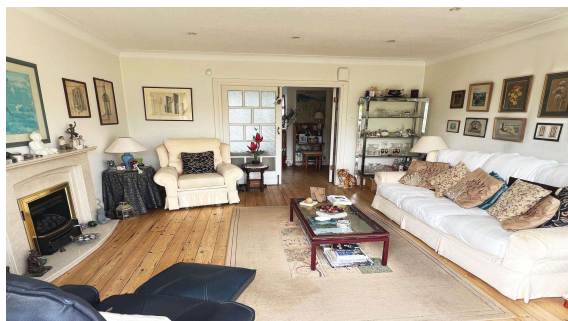




Riverside Drive, Staines, TW18 3JN

£450,000 Freehold



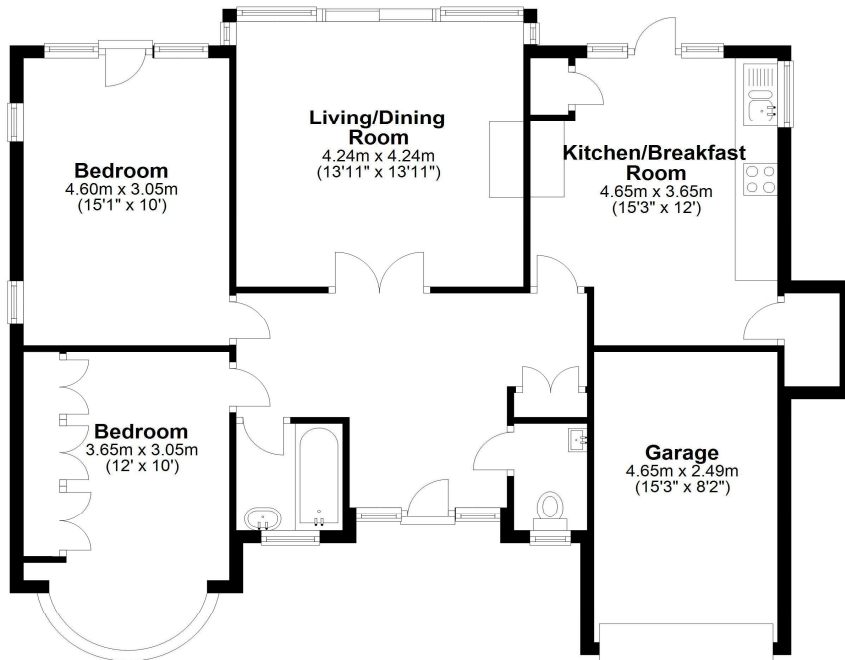
A huge two bedroom 'art-deco' inspired ground floor river view maisonette, with private rear garden. Benefits include large kitchen/diner, lounge with stripped floors, gas central heating, double glazing, feature stained glass portholes, wide hallway, integral garage and three pairs of French doors facing the river. This private road is a few minutes walk from both high street and mainline station. No onward chain. Our property owns the Freehold.

Riverside Drive, Staines-upon-Thames, TW18 3JN

FLOOR PLAN

Ground Floor

Approx. 96.3 sq. metres (1037.0 sq. feet)



Total area: approx. 96.3 sq. metres (1037.0 sq. feet)

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

EPC

Energy performance certificate (EPC)

34 Riverside Drive STAINES-UPON-THAMES TW18 3JN	Energy rating D	Valid until: 4 June 2034 Certificate number: 8434-5726-3300-0055-8202
Property type	Ground-floor flat	
Total floor area	84 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](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

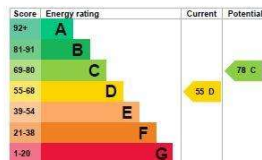
[See how to improve this property's energy efficiency.](#)

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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



COUNCIL TAX BAND: E (Runnemede Borough Council)

LEASE: 152 Years unexpired

GROUND RENT: £50.00 PA

VIEWINGS:

By appointment with the clients selling agents,
Nevin & Wells Residential on 01784 437 437 or
visit www.nevinandwells.co.uk

