



Epsom House, Fairfield Avenue, Staines-upon-Thames, TW18

Asking price **£360,000** | Leasehold



Epsom House, Fairfield Avenue, Staines-upon-Thames, TW18

-  2 Bedrooms
-  2 Bathrooms
-  1 Reception
-  Balcony
-  Gymnasium
-  Parking
-  Local Amenities
-  24-Hour Concierge
-  0.2 MI Staines

Positioned on the sixth floor of the sought-after London Square Staines development, this contemporary two-bedroom, two-bathroom apartment offers stylish living with the added benefits of a private balcony and allocated parking.

Designed with modern lifestyles in mind, the property features a bright and spacious open-plan living, dining and kitchen area, finished with sleek contemporary fittings and integrated appliances.

Two well-proportioned bedrooms include a generous principal bedroom with an en-suite bathroom, complemented by a further modern family bathroom.

The private balcony provides an ideal space to relax, while the allocated parking space adds everyday convenience.

Residents benefit from 24-hour concierge services, access to a gym, cycle storage and large central courtyard gardens. London Square Staines is a stone's throw from the High Street and a short walk from Staines Rail station. London is reached in 35mins via train and Staines is close to Heathrow Airport via A30, M25 AND M4. An extensive bus network linking Staines with Egham, Ascot and Windsor, as well as Heathrow Airport.

Tenure:	Leasehold (989 years remaining)	Local Authority:	Spelthorne
Ground Rent:	£300 p.a.	Council Tax Band:	C
Service Charge:	£4,700 p.a.	EPC:	B

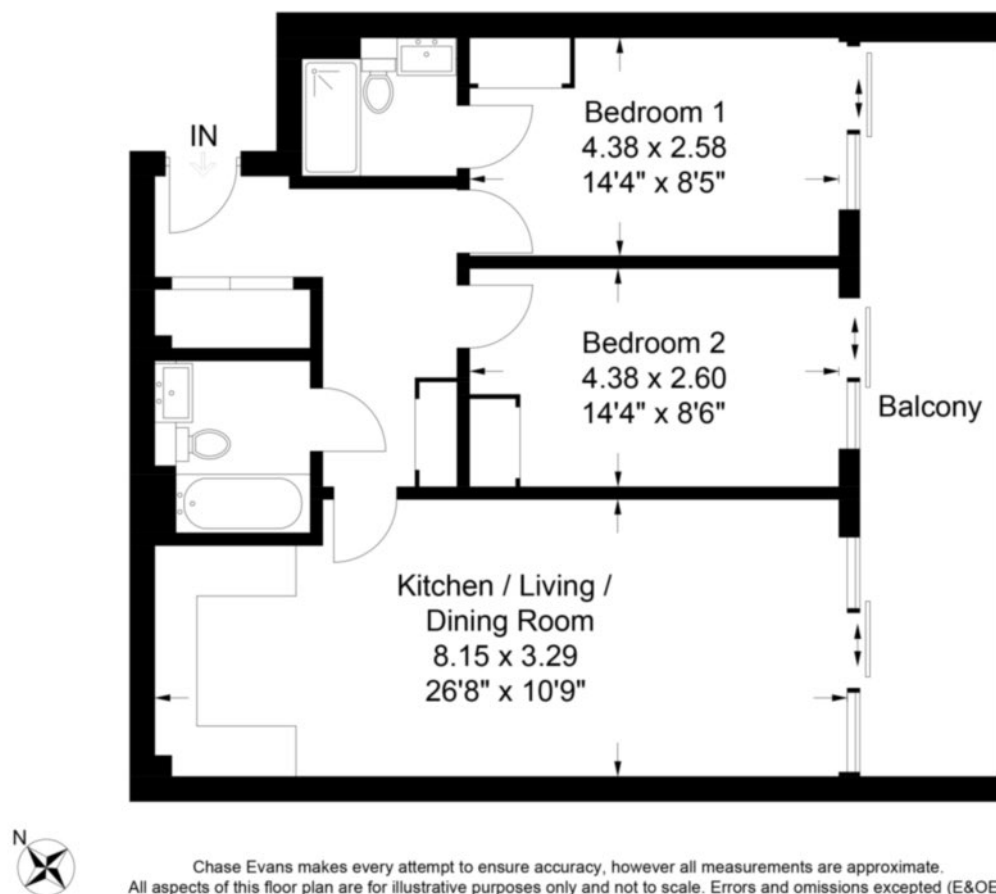


Floorplan

753 sq ft | 70 sq m

London Square, Staines Upon Thames, Staines, TW18

Approximate Gross Internal Area = 70 sq m / 753 sq ft



Strata

Strata Tower, 10 & 12 Walworth Road, London, SE1 6EE

Sales

020 3869 2191 | propertymanagement@chaseevans.com

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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