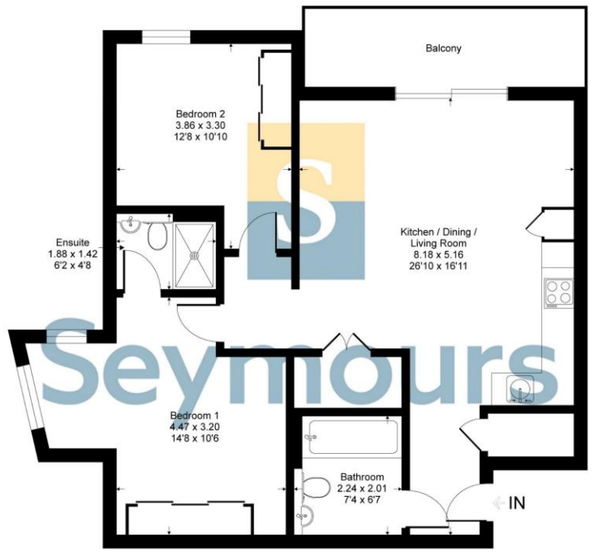
Floorplan

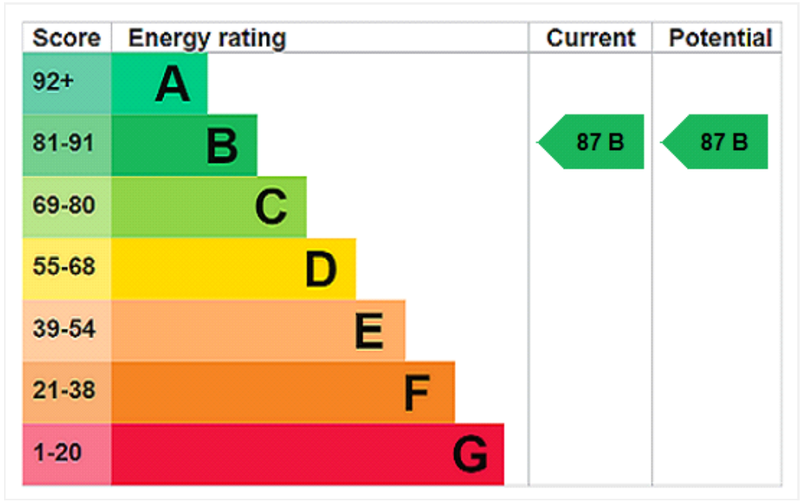
Epsom House

Approximate Gross Internal Area = 74.4 sq m / 801 sq ft



Sixth Floor = 74.2 sqm / 799 sqft

Whilst every attempt has been made to ensure the accuracy or 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.



Staines office 9-11 High Street, Market Square, Staines-Upon-Thames, Surrey, TW18 4QY
01784 682828 / mark@seymours-staines.co.uk / seymours-estates.co.uk

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Seymours







Fairfield Avenue
Staines, Surrey, TW18 4JH
£350,000 Asking Price

Leasehold
Lease Expiry - 3016
Service Charge - £3861 per annum
Ground Rent - £300 per annum

To arrange a viewing please call our Staines office on 01784 682828

Property details

- 2 bedrooms
- 2 baths
- EPC Rating B
- 801 sq. ft

A beautifully presented apartment extending to approximately 800 sq ft, this impressive two-bedroom home forms part of the prestigious London Square development in the heart of Staines-upon-Thames.

Positioned on the sixth floor and benefiting from an exceptional lease with over 900 years remaining, the apartment offers bright, contemporary accommodation throughout. Features include two generous double bedrooms, an en-suite shower room to the principal bedroom, a stylish guest bathroom, and an impressive 26ft open-plan living and dining area with a modern fitted kitchen. A large private balcony provides the perfect space to relax and entertain.

Residents enjoy the luxury of a 24-hour concierge service and exclusive access to a fully equipped, residents-only gym. An allocated parking space is also included with EV charging accessibility, a increasingly sought-after feature within this development.

Perfectly positioned in the heart of Staines-upon-Thames, this exceptional property enjoys a convenient town centre, just minutes away from Staines mainline railway station, offering fast connections to London. The picturesque River Thames, with its charming riverside walks, cafés and restaurants, is also just moments away, providing the perfect balance of connectivity and lifestyle.

Council tax band: Tax band D
Local authority: Spelthorne Borough Council
Tenure: Leasehold

Viewings
By appointment only
01784 682828 / mark@seymours-staines.co.uk



TOWN CENTRE LOCATION

TWO DOUBLE BEDROOMS







