



**Flat 30, 2 Epsom House, Fairfield Avenue, Staines-upon-Thames. TW18 4JH.**  
**2 Bedroom Apartment - £370,000 Leasehold**

# Flat 30, 2 Epsom House, Fairfield Avenue, Staines-upon-Thames, Surrey. TW18 4JH.

01784 451458

## 2 Bedroom Apartment - £370,000 Leasehold

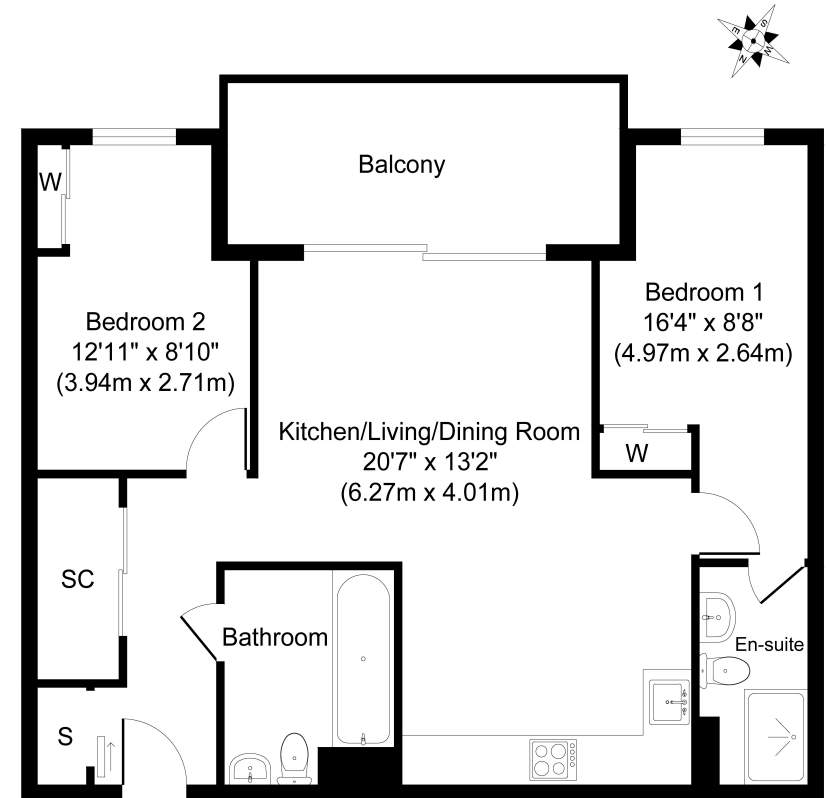
STUNNING TWO BEDROOM, TWO BATHROOM APARTMENT SITUATED IN THIS MUCH SOUGHT AFTER DEVELOPMENT IDEALLY LOCATED IN THE HEART OF STAINES TOWN CENTRE WITHIN WALKING DISTANCE OF BOTH MAINLINE TRAIN STATION & HIGH STREET. The property benefits from a spacious lounge/diner with large private balcony open to luxury fitted kitchen, two large double bedrooms (en-suite to Bed 1), further luxury bathroom suite, allocated parking and use of the Residents Gym and communal gardens. Viewings Highly Recommended!

### Key Features

CLOSE TO HIGH STREET & MAINLINE TRAIN STATION  
PARKING

EASY ACCESS TO LOCAL MOTORWAY NETWORKS & HEATHROW  
AIRPORT

TWO BEDROOMS & TWO BATHROOMS  
PRIVATE BALCONY



**Fifth Floor**  
**Approximate Floor Area**  
**694 sq. ft**  
**(64.50 sq. m)**



**GREGORY BROWN**  
RESIDENTIAL SALES & LETTINGS

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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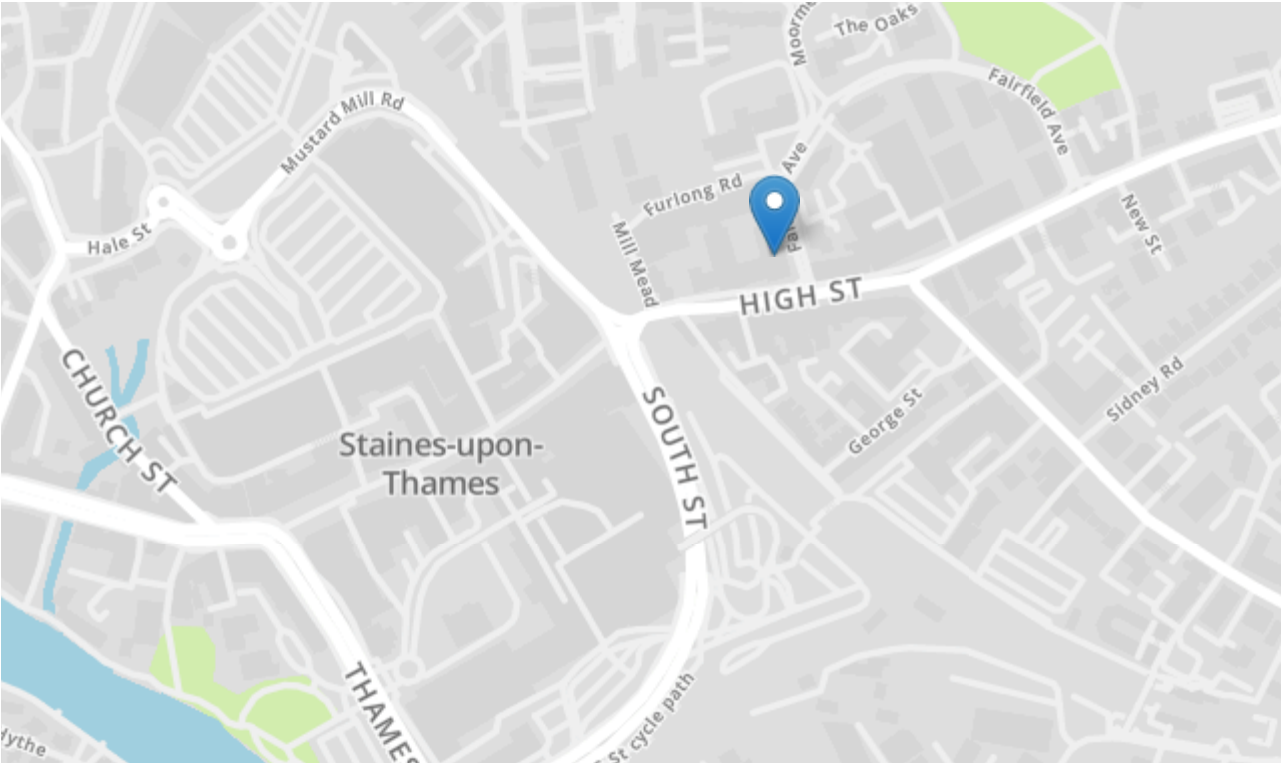






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[gregory-brown.co.uk](http://gregory-brown.co.uk)



Tenure	<b>Leasehold</b>
Lease Term	<b>To Be Confirmed</b>
Ground Rent	<b>To Be Confirmed</b>
Service Charge	<b>To Be Confirmed</b>
Local Authority	
Council Tax	

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 rents (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. The copyright of all details, photographs and floorplans remain exclusive to Gregory Brown.

