



1 Eden Grove, Fairfield Ave , Staines-upon-Thames, Staines, TW18 4AB

Eden Grove offers contemporary living in a highly connected riverside town, just an 8-minute walk from Staines Station with direct trains to London Waterloo in around 34 minutes and Heathrow Airport only minutes away. Residents benefit from a 24-hour concierge and exclusive access to The Eden Club, featuring a gym, cinema, co-working spaces and residents' lounge. Set around landscaped courtyards and moments from the River Thames, shops, cafés and restaurants, Eden Grove combines fast commuting, lifestyle amenities and long-term appeal in one of Surrey's most convenient locations.

Guide price £335,000

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- London Waterloo in approx. 34 minutes
- Heathrow Airport only 9 minutes by car
- 24-hour concierge service
- Gym & spin studio, private cinema, co-working space, wellness garden and residents' lounge



[Directions](#)



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(70-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-29) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC