



Contemporary townhouse in prime river front location

3 Windsor Quay, Thameside, Windsor, Berkshire SL4 1QN

Leasehold

savills

Reception hall • kitchen • sitting room • 2 bedrooms (1 en suite) • bathroom • cloakroom • roof terrace • 2 underground parking spaces

Local information

The property is situated in the best position on Windsor riverside. Across the bridge river is Eton High Street with its range of individual retailers, boutiques, restaurants and antique shops. Windsor is surrounded by miles of beautiful countryside yet is still within easy commuting distance of Central London and offers extensive shopping amenities, theatres, night life and museums.

Rail connections to London Waterloo (approx. 56 minutes) are available from Windsor & Eton Riverside and to Paddington (about 30 minutes), via Slough, from Windsor Central (both stations are within walking distance). Both Junctions 5 and 6 of the M4 are within easy reach and provide access to Heathrow, Central London, the West Country and the M25.

Sporting/leisure facilities are varied, with golf at Sunningdale, Wentworth and Datchet, horse riding at both Windsor and Ascot, polo and horse riding in Windsor Great Park, boating on the River Thames and athletics at the Thames Valley Athletics Centre in Eton.

About this property

Royal Windsor Quay is one of the most exclusive addresses on the River Thames in Windsor. A total of 16 homes individually crafted from eye catching contemporary materials benefiting from panoramic views of this historic town.

This stunning town house is set

out over three floors. It comprises of a kitchen/breakfast room on the ground floor with large windows offering a great river view and a guest cloakroom.

On the first floor the landing has bespoke storage and a spacious living/dining room with balcony which has superb river views. On the second floor is the master bedroom with en suite, further bedroom and bathroom.

The large roof terrace with unrivalled 360 degree views over Eton, Eton College, Windsor Castle, River Thames and Windsor river front is located on the third floor.

The property features sophisticated entertainment and home control technology systems, Schifhini kitchen with granite work tops, marble and porcelain tiles in the bathrooms as well as oak flooring.

There are two allocated parking spaces in the basement car park with hydraulic car lift and individual storage unit.

Tenure

Leasehold

Local Authority

Royal Borough of Windsor & Maidenhead

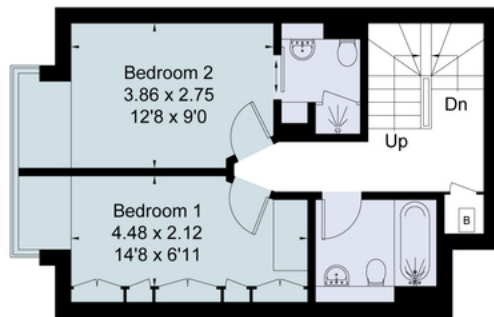
Viewing

Strictly by appointment with Savills

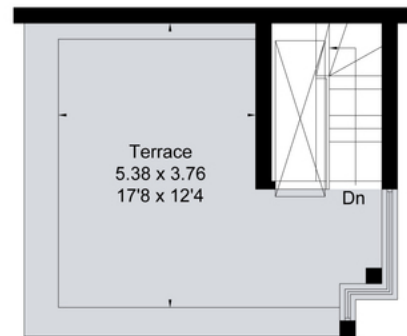




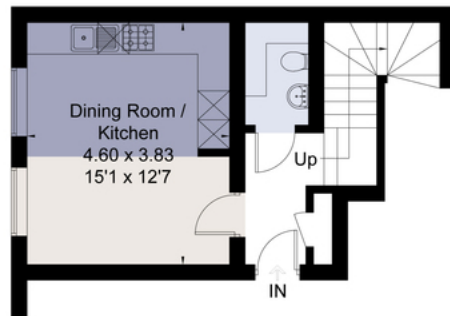
Approximate Area = 112.3 sq m / 1209 sq ft
Including Limited Use Area (3.8 sq m / 41 sq ft)
For identification only. Not to scale.
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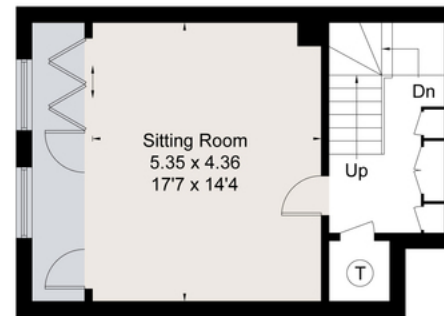
Second Floor



Third Floor



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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