



Stunning Grade II listed apartment with walled garden

30A High Street, Eton, Berkshire SL4 6AX

£1,295,000 Leasehold (Lease Expiry 2131)



Entrance hall • 2 reception rooms • kitchen/dining room
• 4 bedrooms (2 en suite) • cloakroom • utility room •
storage sheds • balcony & walled garden

Local information

The property is situated in the heart of historic Eton, close to the High Street with its range of shops catering for day-to-day needs, restaurants and antique shops. Windsor is accessed via the Windsor Bridge and offers further more extensive shopping amenities, theatres and Windsor Castle.

Rail connections to London Waterloo (approx. 56 minutes) are available from Windsor & Eton Riverside and to Paddington (approx. 38 minutes), via Slough, from Windsor Central. Access to the M4, Heathrow, Central London, the West Country and the M25 are also convenient.

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 and boating on the River Thames.

About this property

This is a stunning apartment set in Grade II listed building. The properties unique character features which include exposed beams and period fireplaces have been beautifully enhanced by the stylish décor. This has created a unique property which offers a central location, fine accommodation and outdoor space.

On the ground floor the front door with stained glass opens on to a traditional tiled hallway with marble fireplace.

On the first floor the generous drawing room has views over the high street. Elegantly styled to create a classic room for relaxing and entertaining. The adjacent dining room offers a delightful atmosphere perfect for entertaining. The kitchen combines the traditional features to great effect. There are an extensive range of bespoke cabinets, integrated appliances, subway tiling and dining space which has a feature fireplace with electric fuel effect burner. The bedroom on this floor is generous with a luxurious en suite bathroom. This floor is completed by a cloakroom.

Of particular note on your way up to the first floor is a recess showing the original structure of the building which was discovered when the property was renovated. There are four beautifully presented bedrooms (one en suite) and a large study on this floor. One of the unusual feature of this property is the access to outside space. On the ground floor the walled terraced garden is delightfully private with covered gazebo perfect ideal for relaxing and entertaining. There is also rear access and access to the utility room and store. On the first floor the covered terrace perfect for morning coffee with a further balcony on the second floor.

Tenure

Leasehold (Lease Expiry 2131)

Local Authority

Royal Borough of Windsor & Maidenhead band F



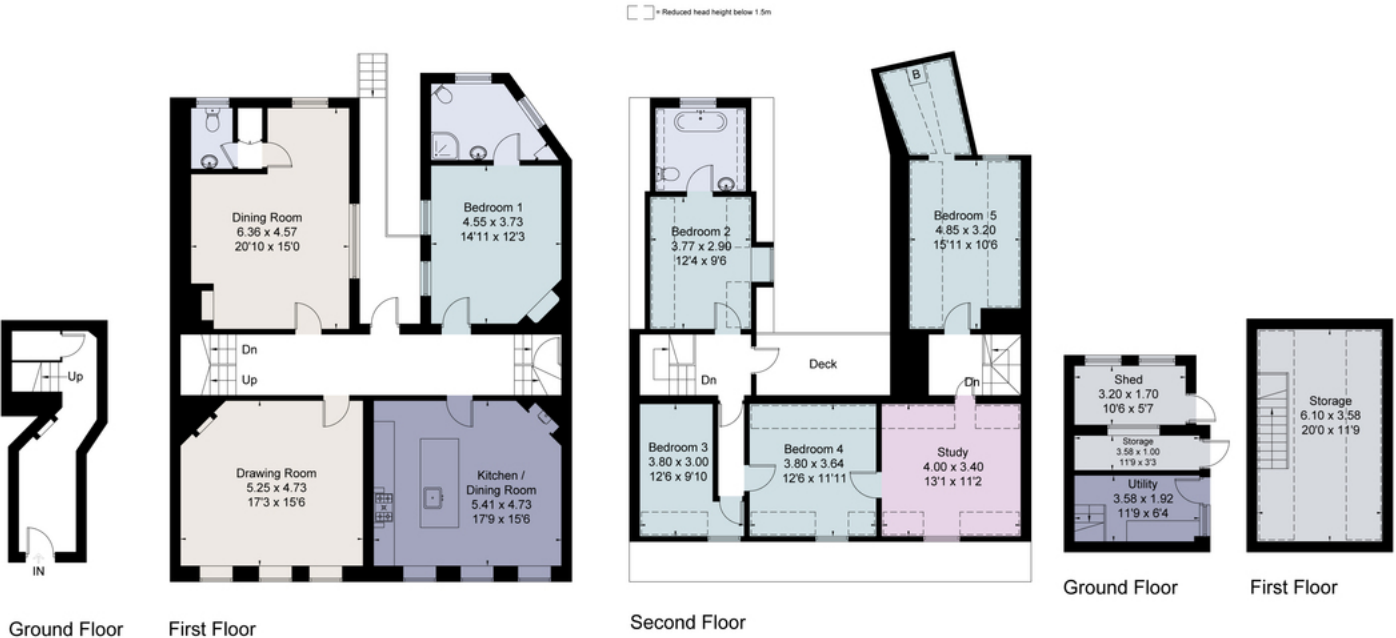


30A High Street, Eton, Berkshire SL4 6AX
Gross internal area (approx) 2525 sq ft
Outbuildings 423 sq ft
Total 2048 sq ft



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Approximate Area = 234.6 sq m / 2525 sq ft
Including Limited Use Area (43.0 sq m / 463 sq ft)
Outbuilding = 39.3 sq m / 423 sq ft
Total = 273.9 sq m / 2948 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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