



Luxury townhouse with view to Windsor Castle

1 Brocas Street, Eton, Berkshire SL4 6BW

Share of Freehold



Reception hall • 3 reception rooms • 3 bedrooms (2 en suite) • family bathroom • utility room • roof terrace • 2 underground parking spaces

Local information

Eton is surrounded by miles of beautiful countryside yet is still within easy commuting distance of Central London; Brocas Street itself enjoys an enviable position in central Eton running parallel to the River Thames and is admirably situated to take full advantage of all that Eton & Windsor has to offer. Just over the bridge, Windsor offers a fine choice of shops, bars and restaurants.

For the commuter, road travel is excellent with the M4 (J6) providing access to Heathrow Airport, Central London and the West Country with nearby links to the M25 and the M3. Rail communications are good with Windsor's two stations, Windsor & Eton Central and Windsor & Eton Riverside, offering services to London Paddington (via Slough) and London Waterloo respectively.

Educational opportunities are extensive and include St. George's Windsor Castle and Upton House in Windsor, St. George's, St. Mary's, Heathfield and Papplewick in Ascot, Lambrook in Winkfield Row, Wellington College in Crowthorne and Eton College. Royal Holloway University is in Egham as well as TASIS and ACS, both international schools.

About this property

A luxurious townhouse which enjoys an enviable location within the historic town of Eton. This stunning property has been finished to an exceptional

standard and has been designed to meet the needs of modern living. The many features include under-floor heating, iPad controlled music system and video entry system. The property also has parking for two cars in the secure underground car park.

The ground floor features the Italian designed fitted kitchen with a comprehensive range of sleek units with integrated appliances and breakfast bar as well as an open plan dining room. Bedroom three has elegant décor with built-in wardrobes. A separate shower room and utility room complete this floor.

On the first floor, there are two beautifully presented bedrooms both with en suite facilities and fully fitted wardrobes.

On the second floor there is a spacious drawing room with views towards the River Thames to Windsor and a study with sliding doors opening to the drawing room.

On the third floor is a sun room with doors opening onto the roof terrace which has views over the roof tops to Windsor.

NB. Photography taken 14/7/14

Tenure

Share of Freehold

EPC rating = B

Viewing

Strictly by appointment with Savills





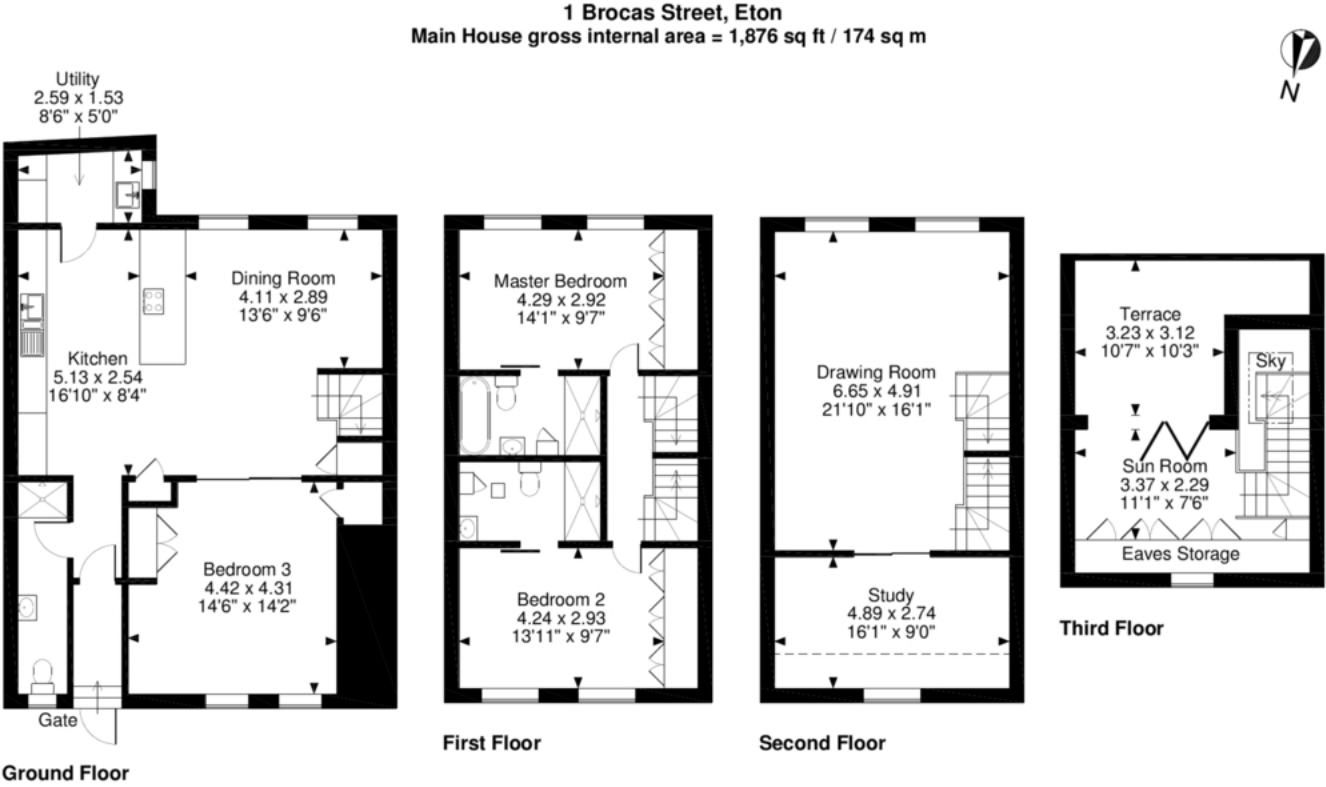
1 Brocas Street, Eton, Berkshire SL4 6BW
Gross internal area (approx) 1876 sq ft



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The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	84
(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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