



Luxury townhouse with views of Windsor Castle

2 Brocas Street, Eton, Berkshire SL4 6BW

Share of Freehold



Reception hall • 3 reception rooms • kitchen • 3 bedrooms (2 en suite) • cloakroom • sun terrace • underground gated parking

Local information

Eton is surrounded by 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.

The various local attractions include Windsor Castle, Windsor Great Park, the Theatre Royal Windsor, Legoland, Savill Garden and Virginia Water Lake. Eton has a range of shops catering for day-to-day needs, restaurants and antique shops. 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 equally as convenient with Windsor's two stations, Windsor and Eton Central and Windsor and 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

An exceptionally well located townhouse in the historic village of Eton.

The property itself has been carefully designed with modern fixtures and fittings and wooden flooring throughout. This property is fitted with under-floor heating, a Megaflo hot water system and an integrated home entertainment system controlled via iPad.

Other notable advantages include video entry system, secure electric vehicle and pedestrian gates and one allocated parking space. In addition you are able to apply for a resident's parking permit. The two main bedrooms are both doubles, with in-built storage and both with an en-suite bathroom. There is a potential third double bedroom which is located on the 2nd floor off the living room, currently set up as a study which can be closed off with sliding doors creating a comfortable guest bedroom.

One of the most notable features is the upper roof terrace with adjoining sun room with bi-fold doors which provides partial river views of the Thames and Windsor Castle.

NB. Photography taken 14/7/14

Tenure

Share of Freehold





2 Brocas Street, Eton, Berkshire SL4 6BW
Gross internal area (approx) 1500 sq ft

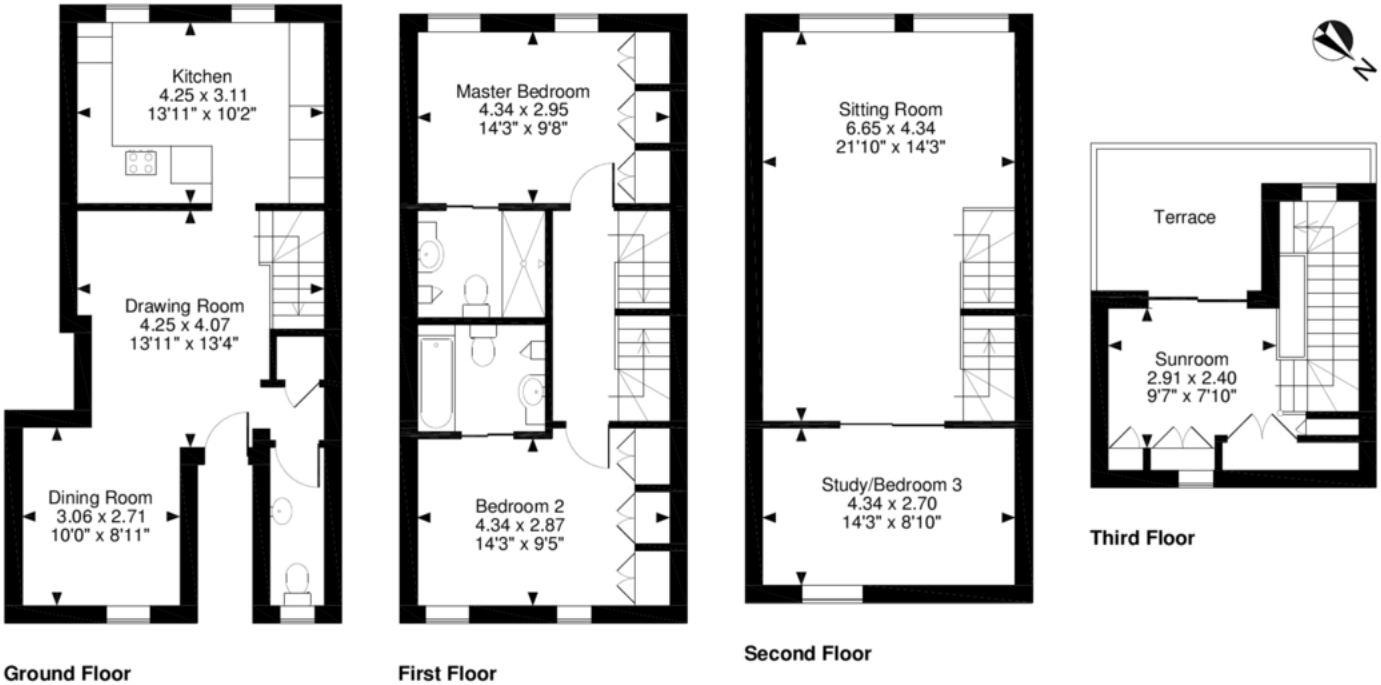


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Brocas Street, Eton
Main House gross internal area = 1,500 sq ft / 139 sq m



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The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	83
(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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