



STUNNING APARTMENT SET IN GATED DEVELOPMENT IN ETON

APARTMENT 2, THE GABLES, ETON WICK ROAD SL4 6PE

Share of Freehold



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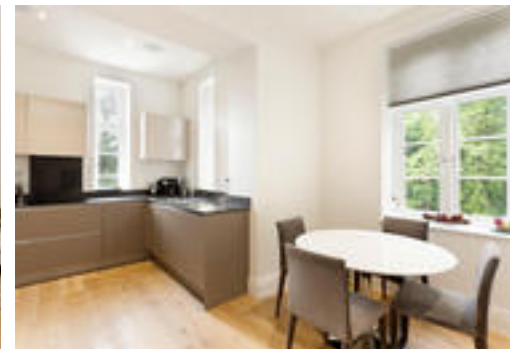
Reception hall ♦ sitting/dining room ♦
kitchen ♦ 2 bedrooms both en suite ♦
guest cloakroom ♦ EPC rating = C

Situation

Eton is surrounded by miles of beautiful countryside yet is still within easy commuting distance of Central London. The various local attractions include Windsor Castle, Windsor Great Park, the Theatre Royal Windsor, Eton College Natural History Museum, Eton College, Savill Garden and Virginia Water Lake.

Rail connections to London (Waterloo) are available from Windsor & Eton Riverside and to London (Paddington), via Slough, from Windsor Central. Road communications are excellent with access to the M4 being available via Junction 6 in Windsor or Junction 5 at Datchet, which in turn provides access to Heathrow Airport, Central London, the West Country and the M25.

An excellent range of shopping catering for day-to-day needs is available in Eton High Street, together with a variety of public houses, bars and restaurants. Further extensive amenities are available in Windsor, a few minutes' walk across Eton Bridge.



Sporting facilities in the area include horse racing at both Windsor and Ascot; horse riding and polo in Windsor Great Park; golf at Wentworth and Sunningdale; athletics at the Thames Valley Athletics Centre in Pococks Lane, Eton; boating on some stretches of the River Thames.

Description

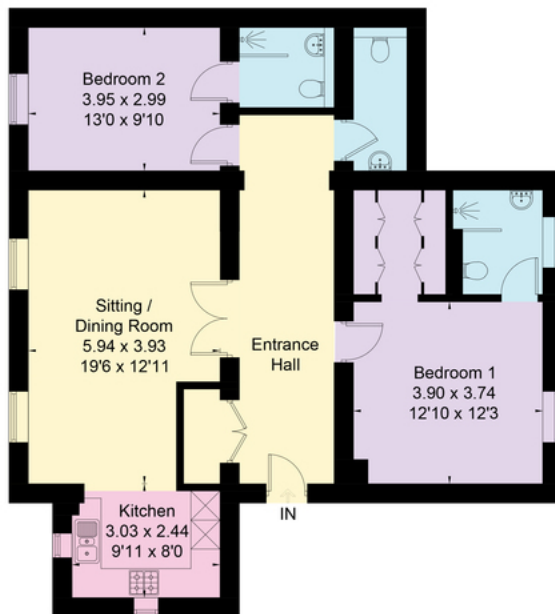
The building dates from 1843 and features an impressive front façade with Dutch gables and distinctive diamond diaper patterns in red brick. Offering the perfect combination of contemporary living and period charm, in a delightful and extremely convenient setting. The electric gates open into a landscaped communal driveway with allocated parking.

Accommodation comprises of :-

- Beautifully proportioned entrance hall with laundry cupboard equipped with plumbing
- French doors open into the open plan kitchen/ sitting/ dining room which offers contemporary styling with period proportions which combine with great effect. The sleek bespoke German kitchen with high gloss handle-less units and integrated Siemens' appliances complete this superb space.
- Master bed room with fully fitted dressing room and luxurious en suite shower room
- Bedroom 2 has wonderful views and en suite shower room
- Cloakroom



Approximate Area = 99.4 sq m / 1070 sq ft
Including Limited Use Area (1.9 sq m / 20 sq ft)
For identification only. Not to scale.
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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		
(69-80) C	80	80
(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		