



# Stunning apartment in a former Victorian manor house

**Flat 5, The Gables, Eton Wick Road, Windsor, Berkshire SL4 6PE**

Leasehold 125 years from 29/09/2016

**savills**



Reception hall • open plan kitchen/dining/sitting room • bedroom 1 with dressing room & en suite • bedroom 2 with en suite • allocated gated parking • communal gardens

#### Local information

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 which is just 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 Pockocks Lane, Eton; boating on some stretches of the River Thames.

#### About this property

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. The well maintained communal entry hall and staircase has a door security system with intercom admittance.

The apartment has a beautifully proportioned entrance hall with access to the cloakroom. French doors open into the open plan kitchen/sitting/dining room which offers contemporary styling with period proportions and double aspect views. The sleek bespoke German kitchen with high gloss units, integrated Siemens' appliances and access to the utility cupboard with laundry plumbing complete this superb space. Bedroom one has a fully fitted dressing room and luxurious en suite shower room. Bedroom two has wonderful views over the communal gardens and an en suite shower room.

#### Tenure

Leasehold 125 years from 29/09/2016

EPC rating = C

#### Viewing

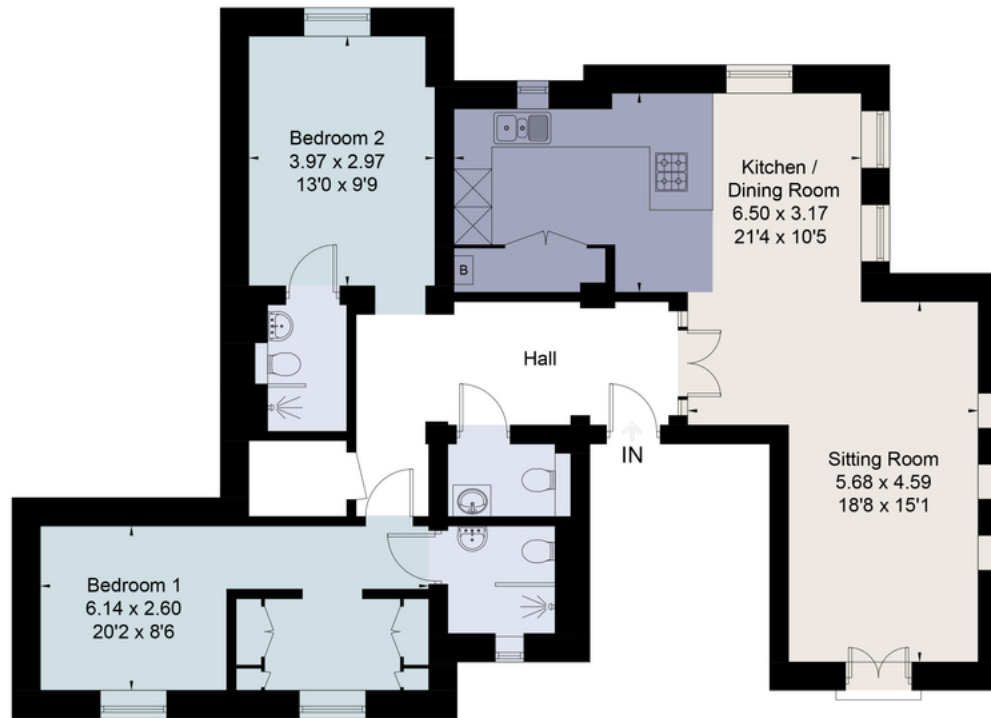
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Approximate Area = 97.2 sq m / 1046 sq ft  
Including Limited Use Area (1.3 sq m / 14 sq ft)  
For identification only. Not to scale.  
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First Floor

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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