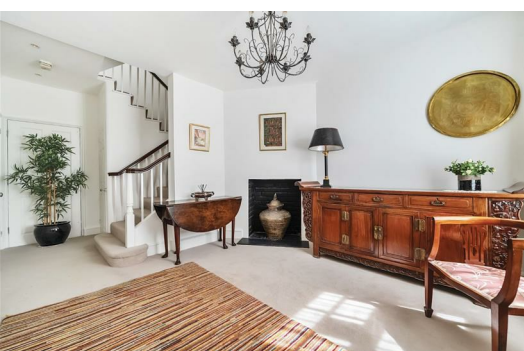




# HARDINGS




High Street  
Price Guide £1,999,500





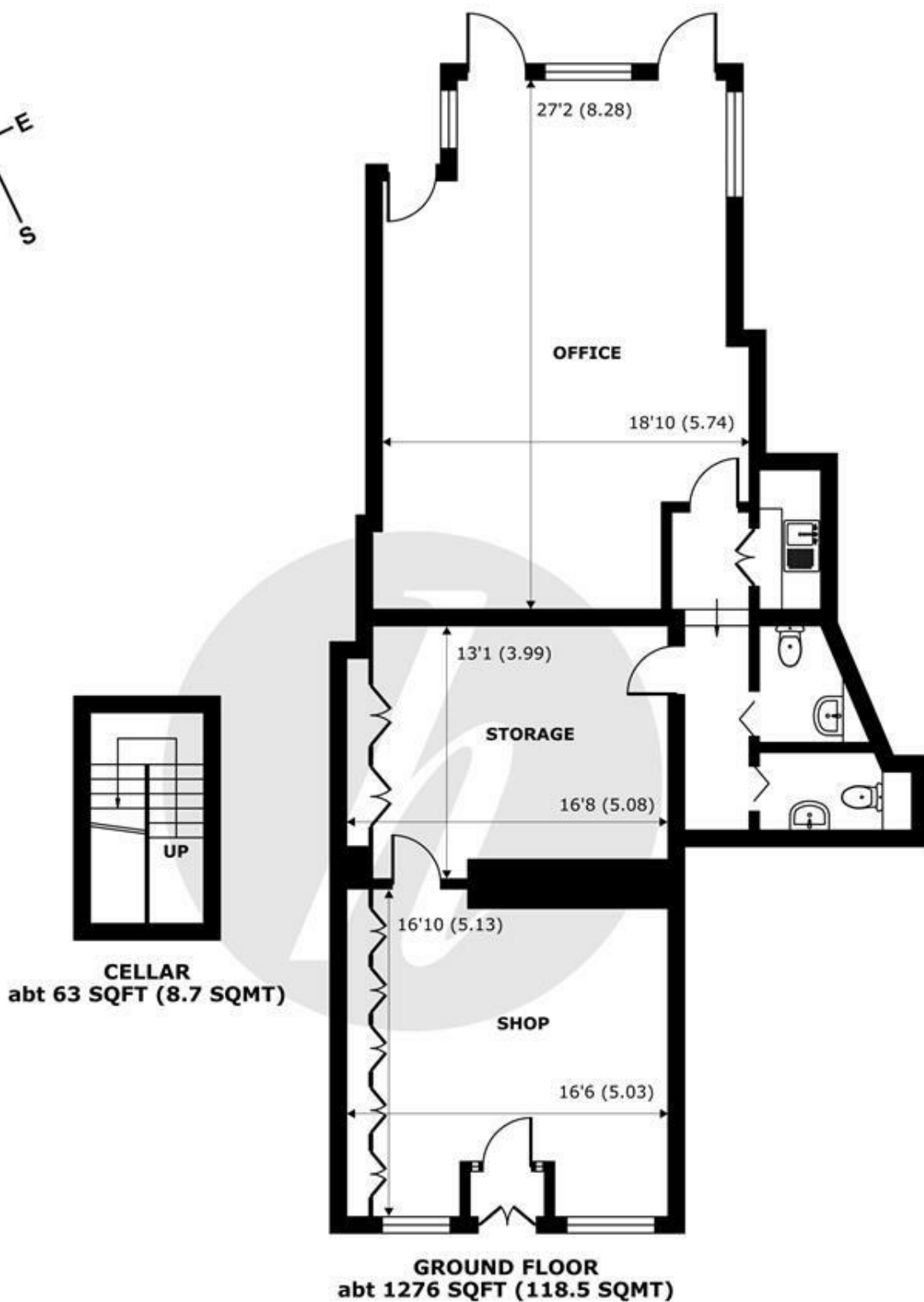


A beautiful Georgian town house containing mixed use premises and occupying a central position on the historic Eton High Street. The spacious and elegant residential accommodation arranged over 2 floors; comprising 3 double bedrooms, reception with adjoining study and a fabulous split level kitchen/dining room with direct access onto a sunny roof terrace, further benefits include a low maintenance terraced garden and secure gated parking. The commercial unit comes with allocated off street parking at the rear of the building, and is currently rented on a long term rolling contract achieving 6% yield.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Features

- Mixed Use Investment
- Secure Gated Parking
- Over 3000sqft of Internal Space
- Town House 3 Bedroom Conversion with Own Front Door
- Immaculate Condition
- Georgian Grade 2 Listed Building
- A1 Business
- High Street Location
- Courtyard Garden & Roof Terrace



## High Street, Eton, Windsor, SL4

Approximate Internal Area = 1203 sq ft / 111.7 sq m

Approximate External Area = 1370 sq ft / 127.2 sq m

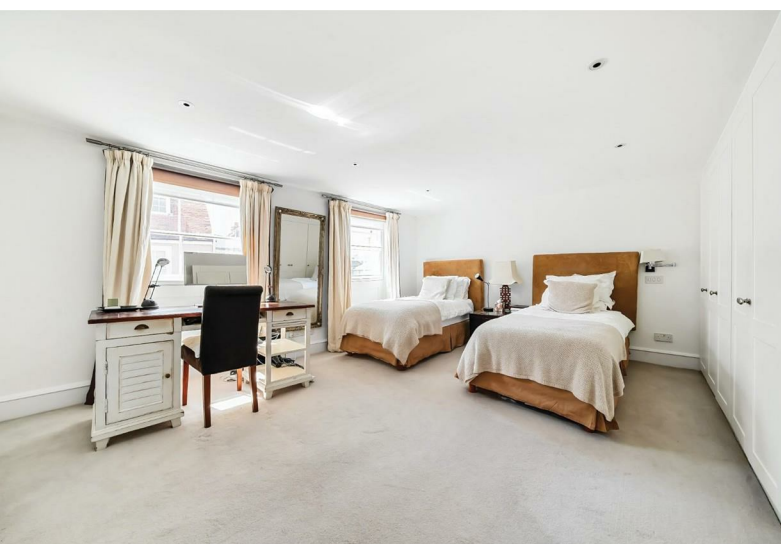
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hardings. REF: 1150779







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