



HARDINGS



Tangier Lane
Guide Price £450,000



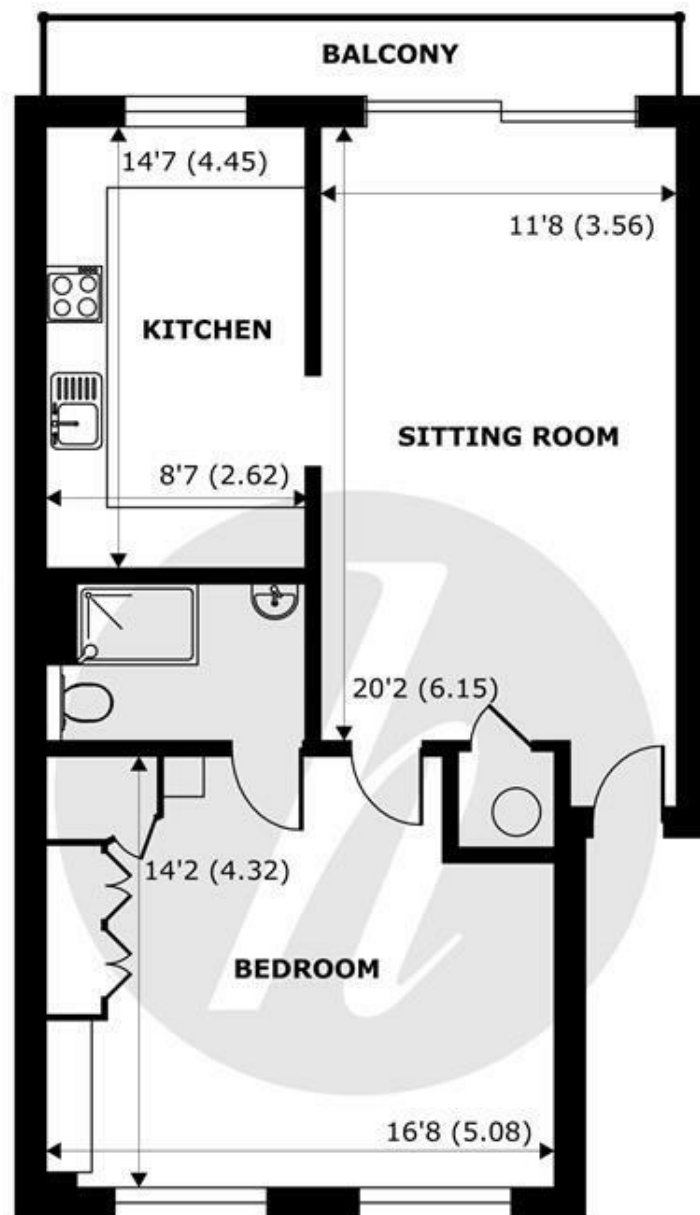
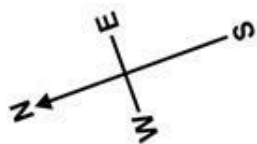


A spacious and beautifully presented top floor apartment, originally configured as two bedrooms but now remodelled to create a generous one bedroom with en suite shower room. Located just moments' walk from Eton's High Street and the local shops, restaurants, pubs and Eton & Riverside rail station (Waterloo), the property further benefits from a garage, private driveway for two cars and access to private landscaped gardens.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Features

- Spacious Top Floor Apartment
- Direct Access from Reception onto Balcony
- Private Landscaped Gardens
- Located in the Heart of Eton, just moments' walk Local Shops, Restaurants and Eton & Riverside Station (Waterloo)
- Garage & Private Driveway for Two Cars
- Stunning Views of River and Weir
- Bedroom with Fitted Wardrobes



SECOND FLOOR
abt 784 SQFT (72.8 SQMT)

Tangier Lane, Eton, Windsor, SL4

Approximate Internal Area = 669 sq ft / 62.2 sq m

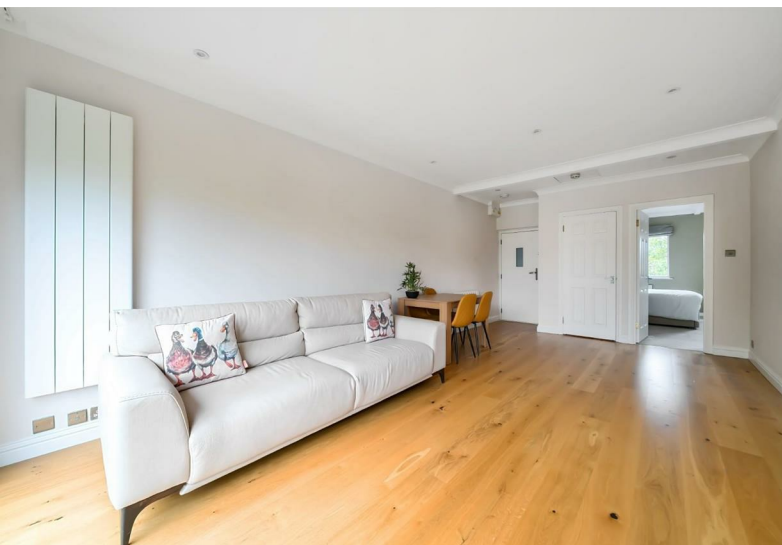
Approximate External Area = 784 sq ft / 72.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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