



High Street,  
Price Guide £1,350,000



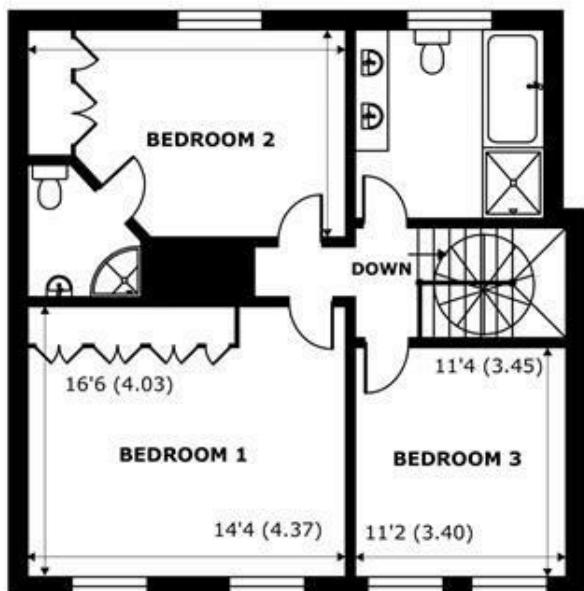


A beautiful Georgian town house conversion occupying a central position on the historic Eton High Street just moments' walk to the restaurants, cafes, Windsor & Eton Riverside Rail Station, Windsor town centre, The River Thames and Brocas Park. Offering spacious and elegant accommodation arranged over 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.

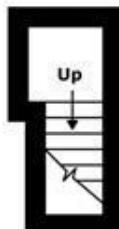
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Features

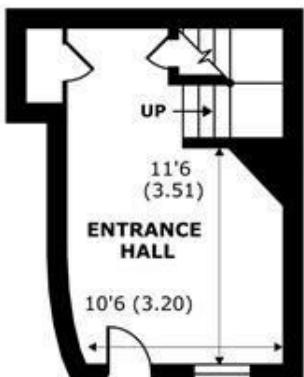
- Georgian Grade 2 Listed Townhouse Conversion
- Fabulous Split Level Open Plan Kitchen/Dining Room
- Courtyard Garden
- Cellar
- Walking Distance to Local Amenities
- 3 Double Bedrooms
- Roof Terrace
- Secure Gated Parking
- 2 Bathrooms + Cloakroom
- Utility Room



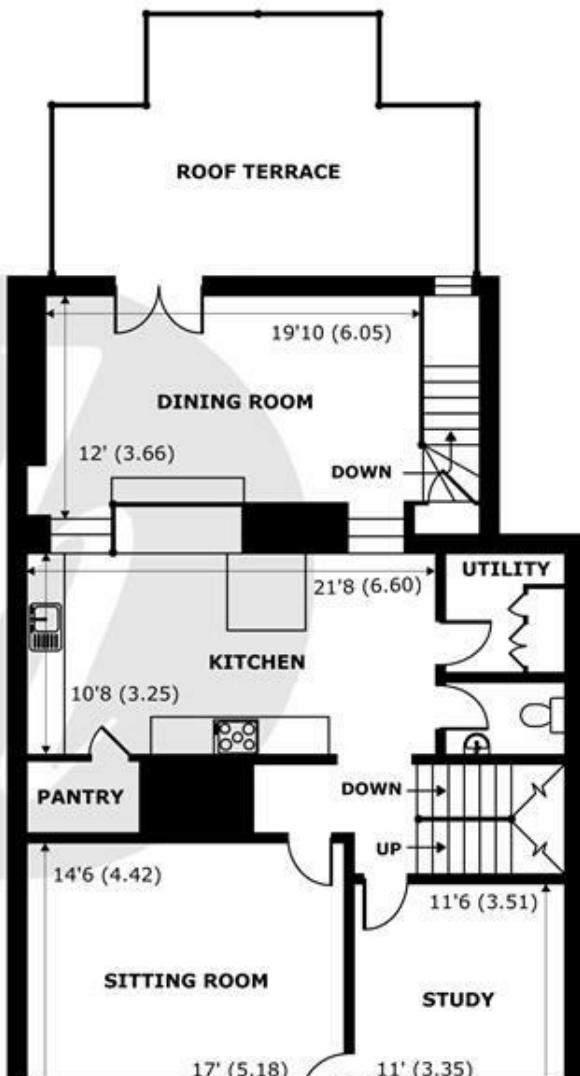
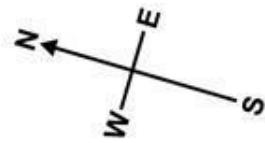
**SECOND FLOOR**  
abt 815 SQFT (75.7 SQMT)



**GROUND FLOOR 2**  
abt 33 SQFT (3 SQMT)



**GROUND FLOOR**  
abt 212 SQFT (19.6 SQMT)



**FIRST FLOOR**  
abt 1166 SQFT (108.3 SQMT)

## High Street, Eton, Windsor, SL4

Approximate Internal Area = 2226 sq ft / 206.7 sq m  
Approximate External Area = 2599 sq ft / 241.4 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Hardings. REF: 1149887

 **HARDINGS**



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