

EMLYN BUILDINGS  
ETON • BERKSHIRE



# EMLYN BUILDINGS

ETON

Timeless Elegance Meets Riverside Living:  
Your Dream Two-Bedroom Cottage

Step into the world of charm and comfort with this beautifully presented two-bedroom period cottage, perfectly situated in historic Eton. Its enviable location overlooking the Brocas and the majestic River Thames is a testament to its desirability, making it a true gem in this sought-after neighborhood.



## Location

Eton is surrounded by miles of beautiful countryside yet is still within easy commuting distance of Central London; Brocas Street itself enjoys an enviable position in central Eton running parallel to the River Thames and is admirably situated to take full advantage of all that Eton & Windsor has to offer. Just over the bridge, Windsor offers a fine choice of shops, bars and restaurants.

For the commuter, road travel is excellent with the M4 (J6) providing access to Heathrow Airport, Central London and the West Country with nearby links to the M25 and the M3. Rail communications are good

with Windsor's two stations, Windsor & Eton Central and Windsor & Eton Riverside, offering services to London Paddington (via Slough) and London Waterloo respectively.

Educational opportunities are extensive and include St. George's Windsor Castle and Upton House in Windsor, St. George's, St. Mary's, Heathfield and Papplewick in Ascot, Lambrook in Winkfield Row, Wellington College in Crowthorne and Eton College. Royal Holloway University is in Egham as well as TASIS and ACS, both international schools.





The large master bedroom offers unparalleled views of the Brocas and the River Thames, inviting nature's beauty indoors. Bedroom two and the family bathroom, complete with both a bath and a separate shower cubicle, cater to your needs with style and functionality.



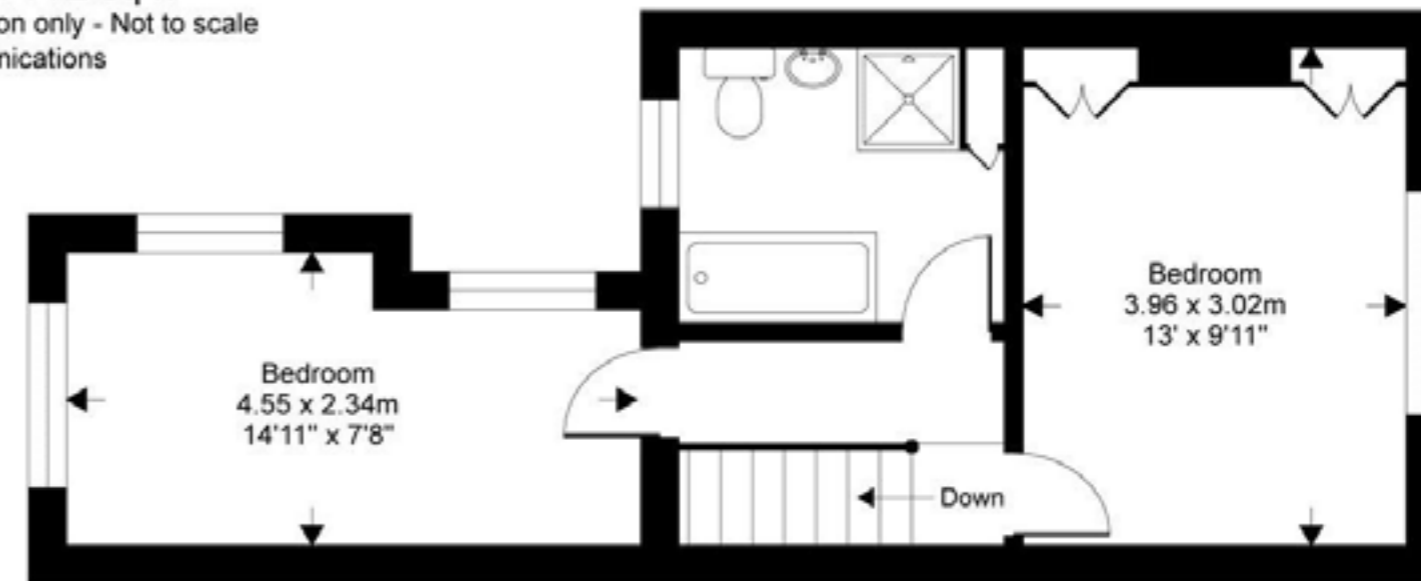
## Brocas Street, Eton, Windsor, SL4

Gross internal floor area (approx):

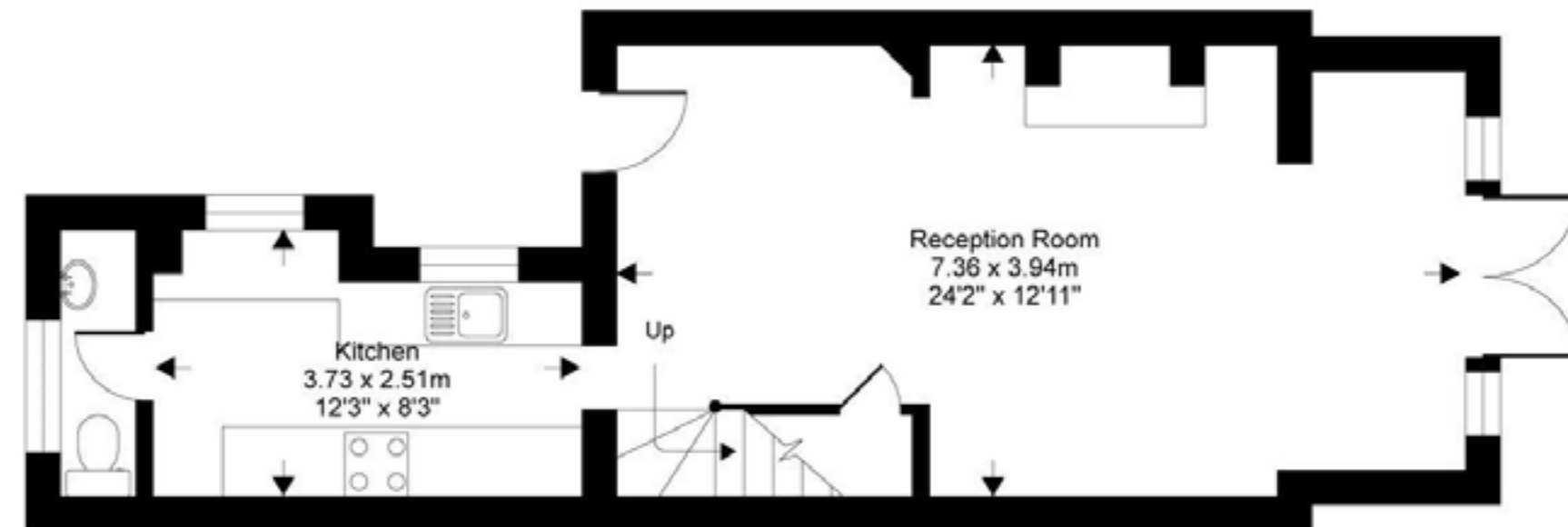
71.7 sq m / 772 sq ft

For Identification only - Not to scale

Niche Communications



First floor



Ground floor

# WARREN

PROPERTY MATTERS

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