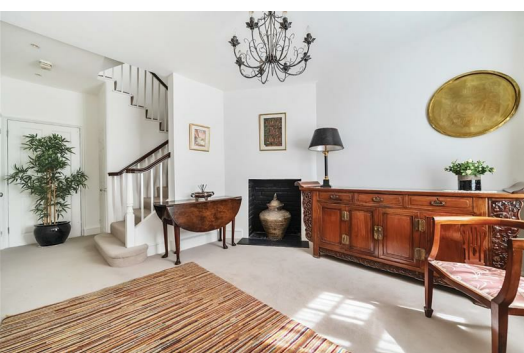




HARDINGS



High Street
Price Guide £1,850,000





A beautiful Georgian town house containing mixed use premises and occupying a central position on the historic Eton High Street.

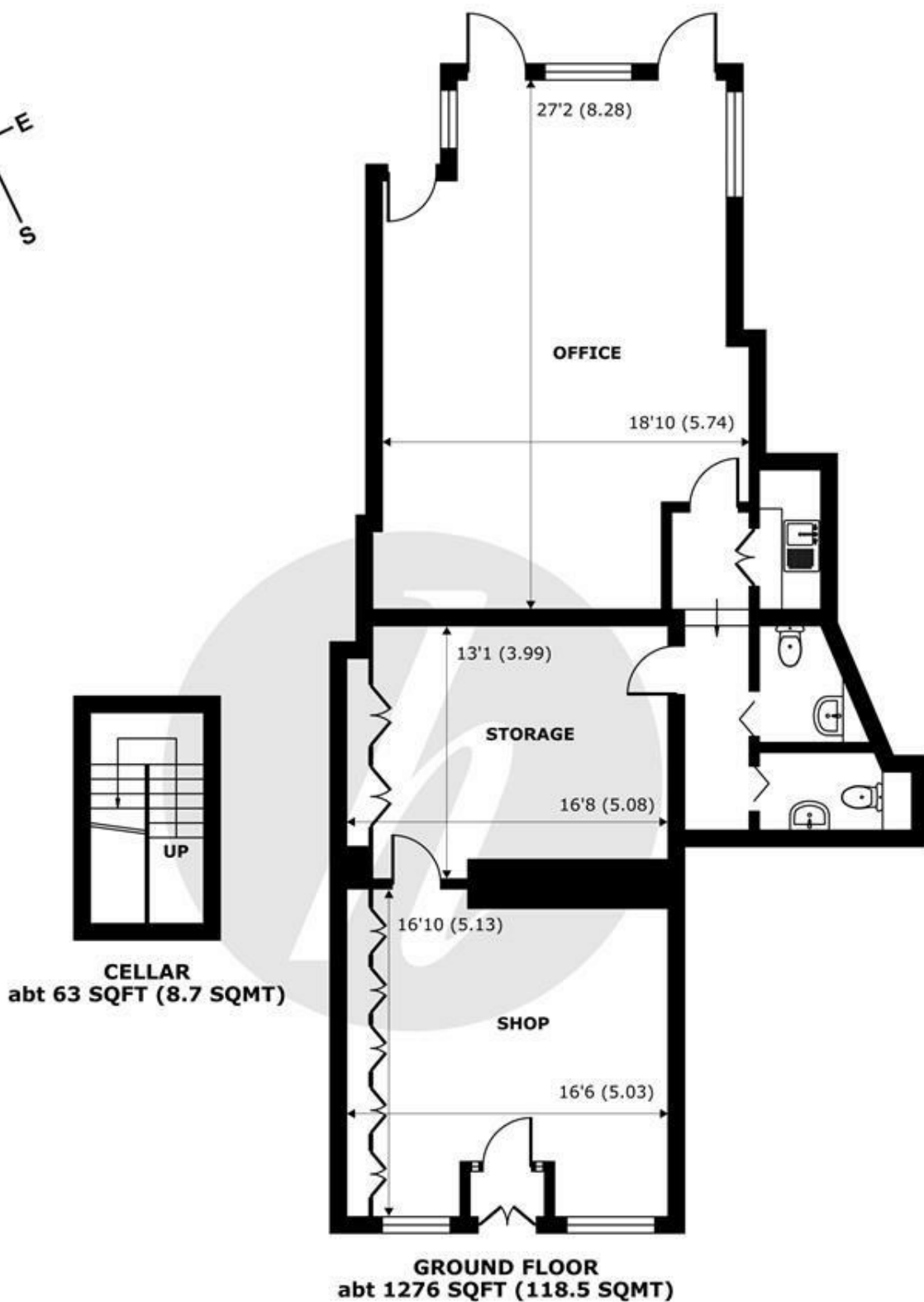
The spacious and elegant residential accommodation arranged over 2 floors; comprising 3 double bedrooms, reception with adjoining study and a fabulous split level kitchen/dining room with direct access onto a sunny roof terrace, further benefits include a low maintenance terraced garden and secure gated parking.

The commercial unit comes with allocated off street parking at the rear of the building

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

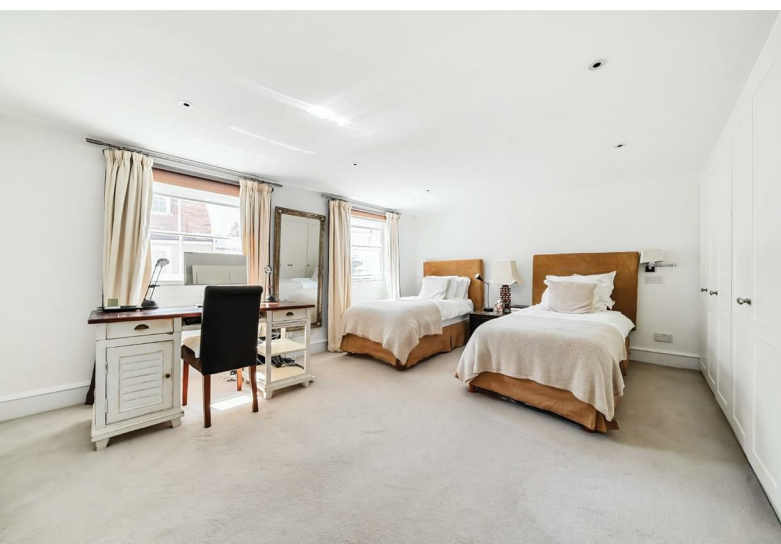
Approximate External Area = 1370 sq ft / 127.2 sq m

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





11 High Street, Windsor, Berkshire, SL4 1LD,
T: 01753 833 118 | E: info@hardings.co.uk
www.hardings.co.uk

