



# HARDINGS



Tangier Lane  
Guide Price £425,000



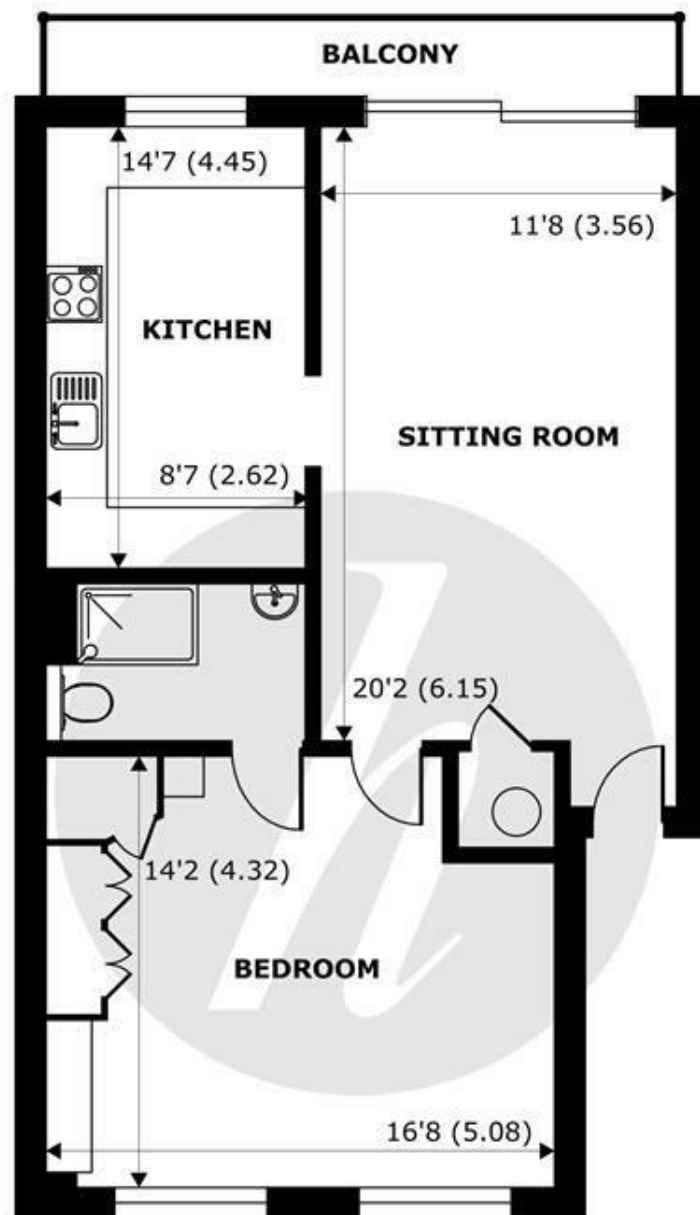
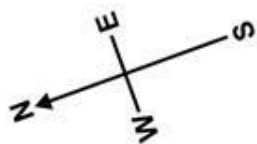


A spacious and beautifully presented top floor apartment, originally configured as two bedrooms but now remodelled to create a generous one bedroom with en suite shower room. Located just moments' walk from Eton's High Street and the local shops, restaurants, pubs and Eton & Riverside rail station (Waterloo), 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) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               | <b>80</b> |
| (55-68) <b>D</b>                            | <b>62</b>                                                                                                     |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | 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

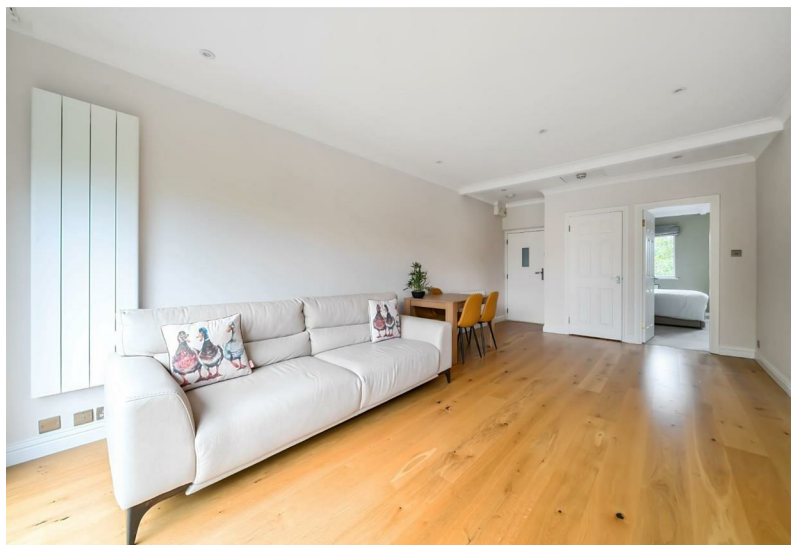
Approximate External Area = 784 sq ft / 72.8 sq m

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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