



# Riverside residence with stunning views

Apartment 7, Eton Riverside, King Stable Street, Eton, Berkshire SL4 6SA

Leasehold



Reception hall • sitting/dining room • kitchen • 3 bedrooms (1 en suite) • family bathroom • 3 terraces (1 with a river view) • 1 underground parking space • 1 storage cage

#### Local information

Eton & Windsor are surrounded by miles of beautiful countryside yet are still within commuting distance of Central London. Set within the conservation area of the historic town of Eton and its excellent range of shopping facilities, public houses, bars and restaurants. Further extensive amenities are available in Windsor just across Eton Bridge. Windsor is host to The Windsor Horse show, changing of the guard and a variety of events at both Windsor Castle and Eton College.

Educational opportunities in the area in both the public and private sector are extensive and include, St. George's and Upton House in Windsor, Lambrook in Winkfield Row, Eton College; St. John's Beaumont in Old Windsor, Papplewick, St. Georges and St. Mary's in Ascot.

For the commuter, road travel is excellent with the M4 (J6) providing access to Heathrow Airport, Central London and also linking with the M25. Rail communications are from Windsor's two stations, Windsor & Eton Central, Windsor & Eton Riverside, offering services to London Paddington (via Slough) & to London Waterloo respectively.

#### About this property

Set in the heart of historic Eton

this beautifully presented apartment is set in a superb riverside location with views across the river to Windsor Castle.

Eton Riverside is entered via an elegant communal entrance lobby with lift access to all floors. Apartment 7 is located on the first floor. The private reception hall opens into the spacious 27'8ft sitting/dining room. This room has French doors opening on to a river facing balcony. Perfect for relaxing and watching life on the river. This room also has a curved bay window, which is an ideal dining/entertaining space with superb river views.

The kitchen is fitted with a comprehensive range of units and drawers, integrated appliances and peninsula with breakfast seating.

The elegant double aspect main bedroom has access to a front facing balcony with picturesque views over Eton. This room has fitted wardrobes and a superb en suite shower room. The second bedroom has fitted wardrobes and has French doors opening on to the terrace. The third bedroom is currently used as a study with a fitted desk and cabinetry. A family shower room completes the accommodation. The property comes with an underground parking space and storage cage.





**Apartment 7, Eton Riverside, King Stable Street, Eton,  
Berkshire SL4 6SA**  
Gross internal area (approx) 1768 sq ft



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Approximate Area = 164.3 sq m / 1768 sq ft  
For identification only. Not to scale.  
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First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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