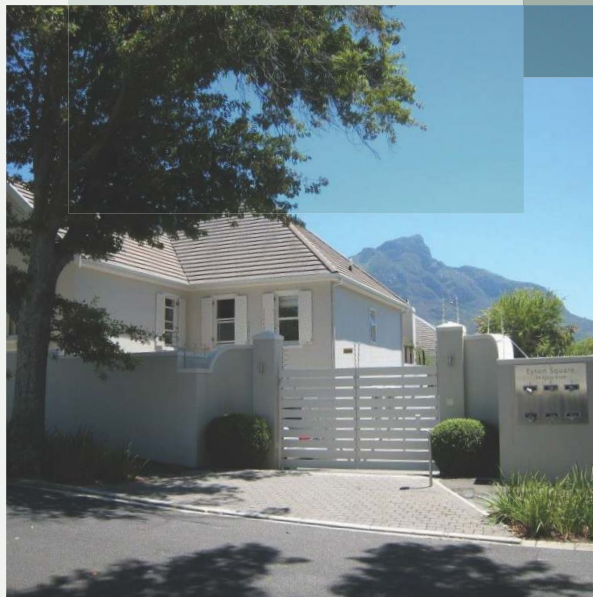


EYTON SQUARE

5 Eyton Square, Eyton Road, Upper Claremont



A remarkable townhouse in a secure estate with finishes that exceed expectation

R 7,600,000



Eyton Square, just off Newlands Road, in the 'Hen & Chicken' Estate has always been regarded as one of the premier secure estates in the Southern Suburbs and no wonder. Position, architecture, views, layout and build quality are without equal.



But that's not all! This particular property, which has a south entrance and is north facing, has finishes to an exceedingly high specification and is situated on the quieter side of the estate.



The Property in a nutshell. Plot size 494m². House size 449m²

- Wonderful mountain views from the upstairs terrace
- Four bedrooms (two with under floor heating)
- Three bathrooms (two en-suite)
- Two lounges (TV and formal)
- Study
- Fireplace
- Piped music throughout
- Wired for TV in all rooms
- High specification open plan kitchen with separate scullery to dining room
- Combination of American Shutters and motorised blinds
- Solid teak floors
- Air conditioning
- Patio with awning
- Pool
- Large double garage with fitted storage cupboards
- Two visitor parking bays
- Garden with automatic irrigation
- Drying yard



The deluxe kitchen specification

- Soft closing drawers
- Caesarstone counter tops
- Two Miele gas hobs
- Two Smeg ovens
- Two Smeg refrigerators
- Two Smeg freezers
- Two Stainless steel extractor fans
- Two Warming Drawers



Security

Eyton Square is a secure estate. There is an electric fence and alarm system that adequately protects the properties and their owners.

Location

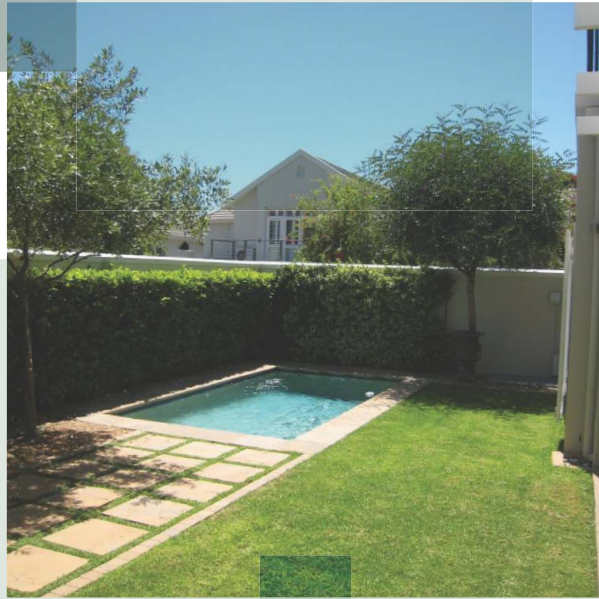
Three top schools are within walking distance namely, Western province Prep School, Herschel School for Girls and the International School. Newlands Village with its boutiques, bars and restaurants are around the corner. If its top end shopping you're after then a few minutes drive will take you to Cavendish Square. And talking about driving how about ten minutes to the CBD and Waterfront with the airport just twenty five minutes away.



Lastly, more good news

The levy is a mere R570 pm with rates of R1 600 pm. Maintenance is of the highest order with the estate always in immaculate condition





GPS co-ordinates: 33° 98' 84.38"E 18° 45' 93.88"S

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PROPERTIES
the way home™

Upton Properties
58 Main St. Newlands 7700, Cape Town
Office Tel + 27 (0) 21 683 0008 Fax + 27 (0) 86 549 0008
email sales@upton.co.za www.upton.co.za
Paul Upton: Mobile + 27 (0) 71 610 8088
Tony Bredenkamp + 27 (0) 83 602 6113