



## Hunter Estates

**ASHLEY GARDENS, THIRLEBY ROAD, LONDON SW1**



### **SPACIOUS AND LIGHT - OVERLOOKING GARDENS**

An exceptionally light and spacious (1211sq ft, 108 sq m) 2 bedroom, 2<sup>nd</sup> floor, mansion flat with a balcony. The elegant reception room and master bedroom are South West facing allowing excellent light and have French doors opening onto the balcony with leafy views of the gardens. The ceilings are high, period details include attractive cornicing, an open fireplace with a coal effect fire, and the kitchen breakfast room has ample space for dining. Situated in the Westminster Cathedral Conservation Area, convenient for excellent local supermarkets and amenities including shops and restaurants. St James's Park is within a short walk while nearby are the extensive travel connections of Victoria Station, St James's Park and Westminster Underground stations.

Entrance Hall ♦ Reception Room ♦ Kitchen/ Breakfast Room ♦ 2 Bedrooms  
2 Bathrooms (1 en suite) ♦ Balcony

Video Entryphone ♦ 24hr Porters ♦ Lift ♦ Hot Water en Block ♦ Residents on Street Parking

**TERMS:** As advised by the Vendor  
**TENURE:** Leasehold plus Share of Freehold  
**SERVICE CHARGE:** £9,250 approx. per annum  
**PRICE:** **£1,565,000.00 - Subject to contract**

50 Rochester Row London SW1P 1JU

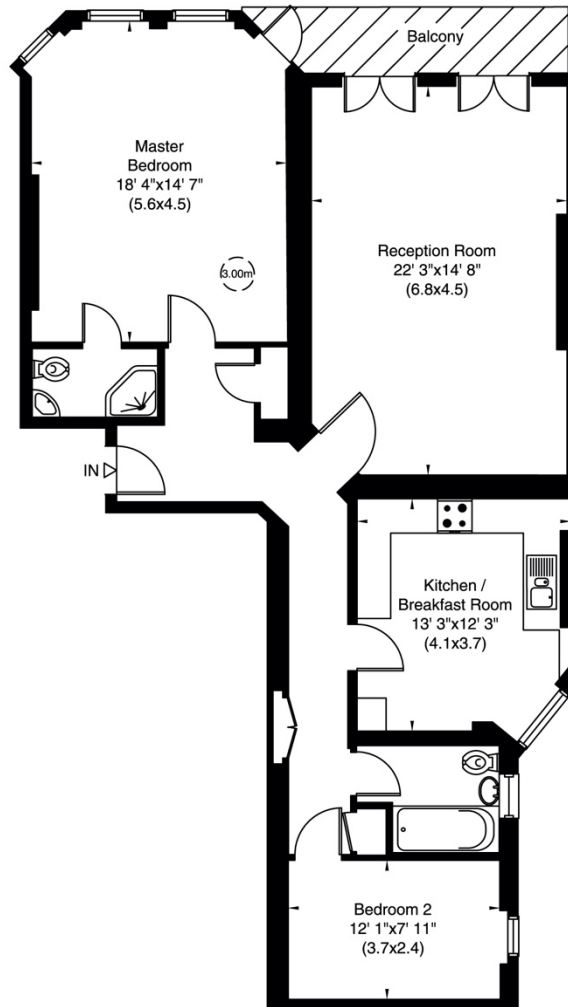
Telephone: 020 7828 2143 • Facsimile: 020 7931 7622 • E-mail: [sales@hunterestates.com](mailto:sales@hunterestates.com)

These particulars are for guidance only and should not form part of any contract to purchase. Intending purchasers should satisfy themselves as to the accuracy of measurements and information given, prior to contract.

HUNTER ESTATES

ASHLEY GARDENS  
LONDON SW1

Gross internal area (approx.)  
108 Sq m (1159 Sq ft)



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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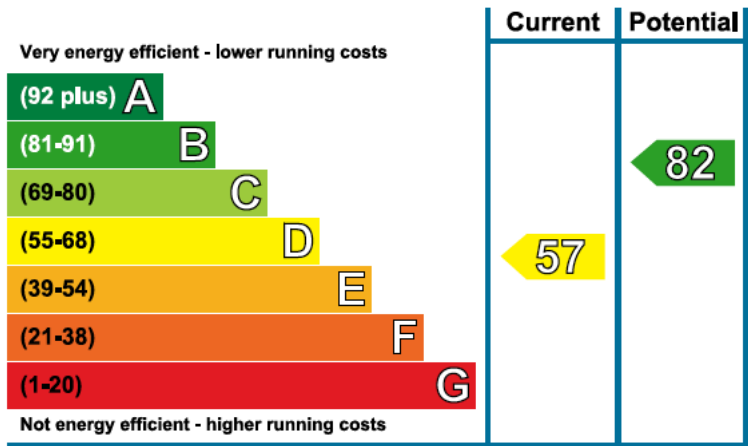
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