



Hunter Estates

ASHLEY GARDENS, THIRLEBY ROAD, LONDON, SW1



ONE BEDROOM FLAT - ASHLEY GARDENS

Rarely available one bedroom flat in desirable Ashley Gardens, a prestigious, well-run mansion block with 24 hour porters. An ideal pied a terre, quietly located on the ground floor, away from the street and at the rear of the block. Situated within the Westminster Cathedral conservation area, convenient for the many amenities Victoria offers, numerous restaurants and cafes, high street shops, a Curzon 5 screen cinema, many gyms and The Queen Mothers sports centre. Buckingham Palace, The Royal Parks and Parliament Square are all nearby. Transport connections are exceptional being within walking distance of four underground stations, including Victoria Station with its excellent National and International travel connections.

Entrance Hall ♦ Reception Room ♦ Open Plan Kitchen ♦ Double Bedroom ♦ Shower Room

Video Entrance Telephone ♦ 24 hour Porters ♦ Residents on Street Parking ♦ EPC (F)

TERMS: As advised by the Vendor

SERVICE CHARGE: £3,616.00 per annum approximately including hot water

GROUND RENT: £20.00 per quarter approximately

TENURE: Leasehold plus Share of Freehold

PRICE: **£590,000.00** Subject to contract

50 Rochester Row London SW1P 1JU

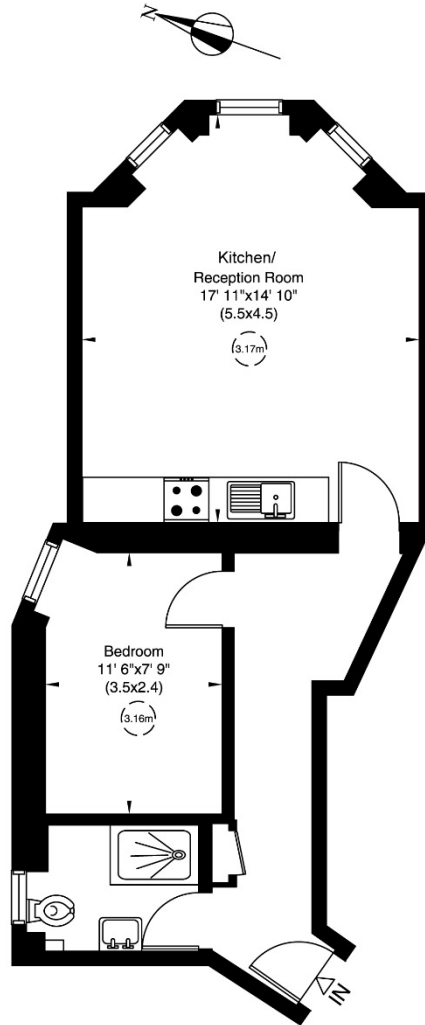
Telephone: 020 7828 2143 • Facsimile: 020 7931 7622 • E-mail: sales@hunterestates.com / rentals@hunterestates.com

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

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Gross internal area (approx.)
45 Sq m (488 Sq ft)



Ground Floor

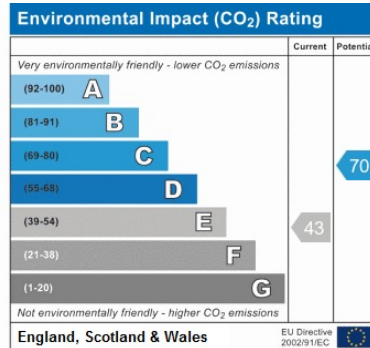
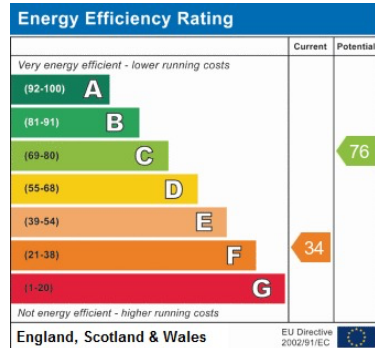
Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Floor Plan by **capital group** 020 8671 7722

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