



Hunter Estates

ASHLEY GARDENS, AMBROSDEN AVENUE, LONDON SW1



FAR REACHING VIEWS AND OVERLOOKING WESTMINSTER CATHEDRAL

In an exceptional position, a gracious top floor 4 bedroom apartment (circa 2,174 sq ft, 202 sq m) requiring modernisation, in prestigious Ashley Gardens. An impressive flat with high ceilings, a wide entrance hall and wonderful entertaining space. Two large west facing reception rooms open onto a balcony, all overlooking the open aspect of Westminster Cathedral, giving excellent light and far reaching views. All the bedrooms are doubles and overlook the gardens. Ashley Gardens is a sought after Mansion Block with 24hour porters, situated in the environs of Westminster Cathedral, and convenient for The Royal Parks, excellent local amenities, 3 Underground Stations and Victoria Mainline Station.

Entrance Hall ♦ 2 Reception Rooms ♦ Kitchen/breakfast room ♦ 4 Bedrooms ♦ 3 Bathrooms ♦ Balcony

24 Hour Porters ♦ Video Entry Phone ♦ Lift ♦ Independent Gas Central Heating
Residents on Street Parking

TERMS: As advised by the Vendor

LEASE: Leasehold with share of Freehold

SERVICE CHARGE: TBA

PRICE: £2,795,000.00

020 7828 2143

50 Rochester Row
London
SW1P 1JU

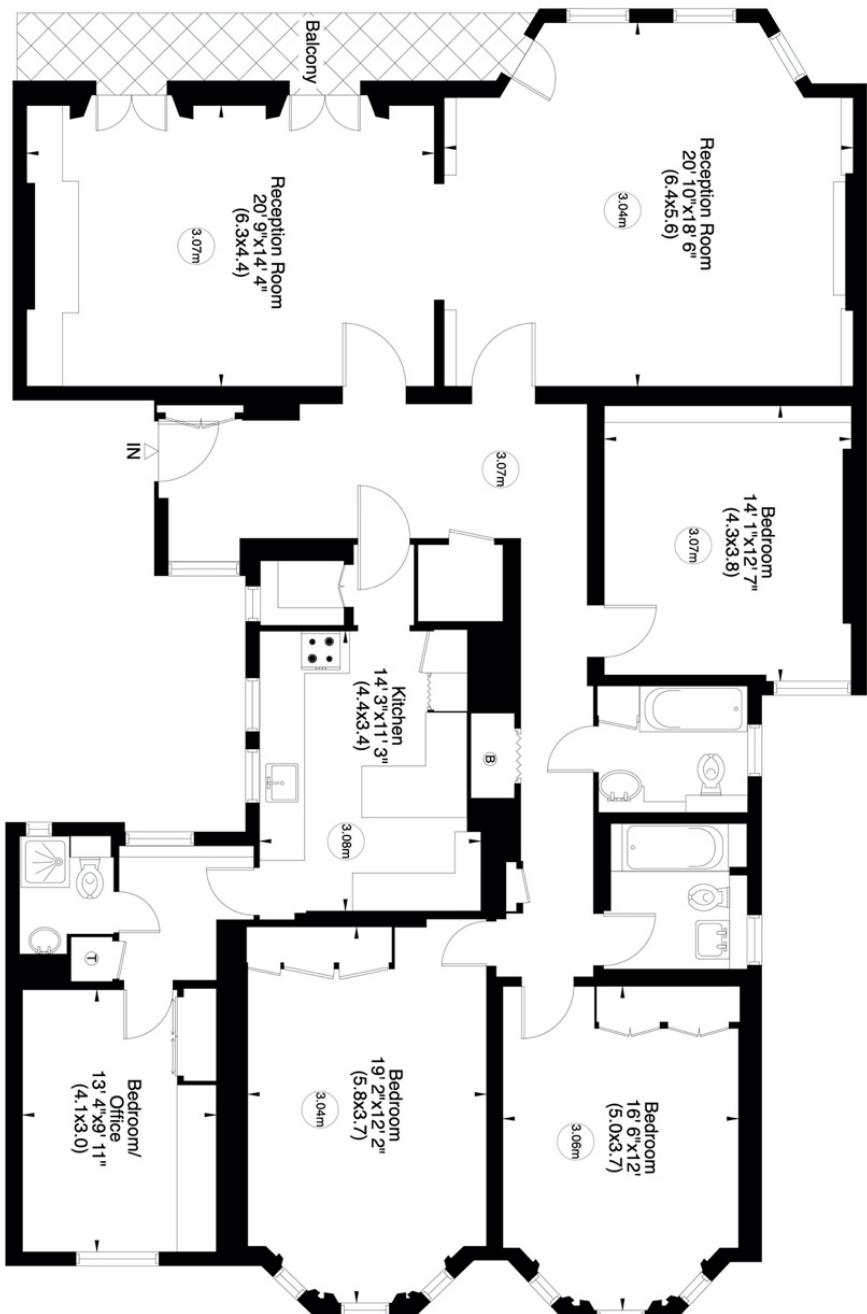
sales@hunterestates.com

Ashley Gardens, SW1

Ashley Gardens, S₁ Gross internal area (approx.)

202 Sq m (2174 Sq ft)

Fifth 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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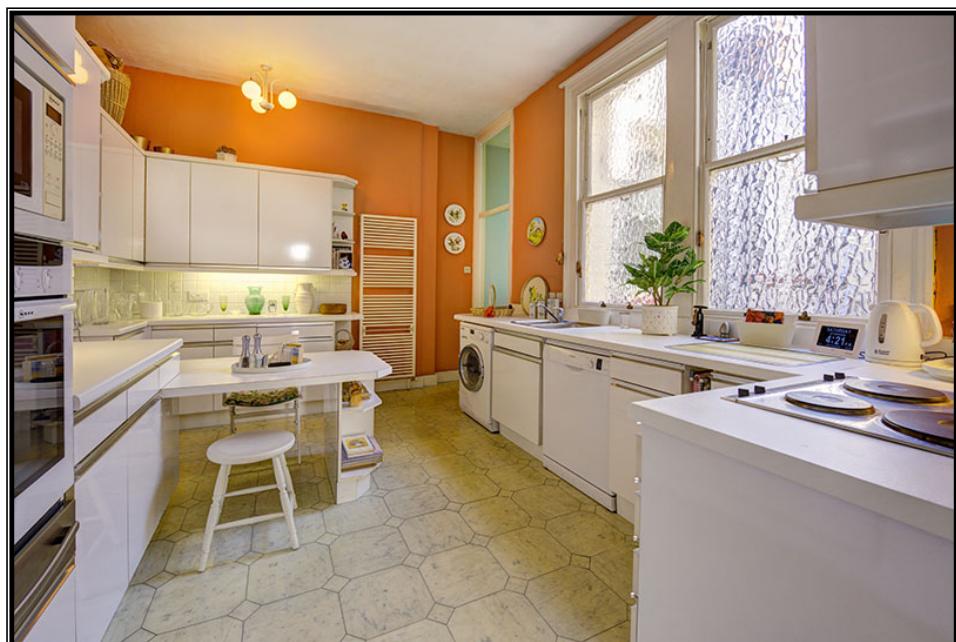
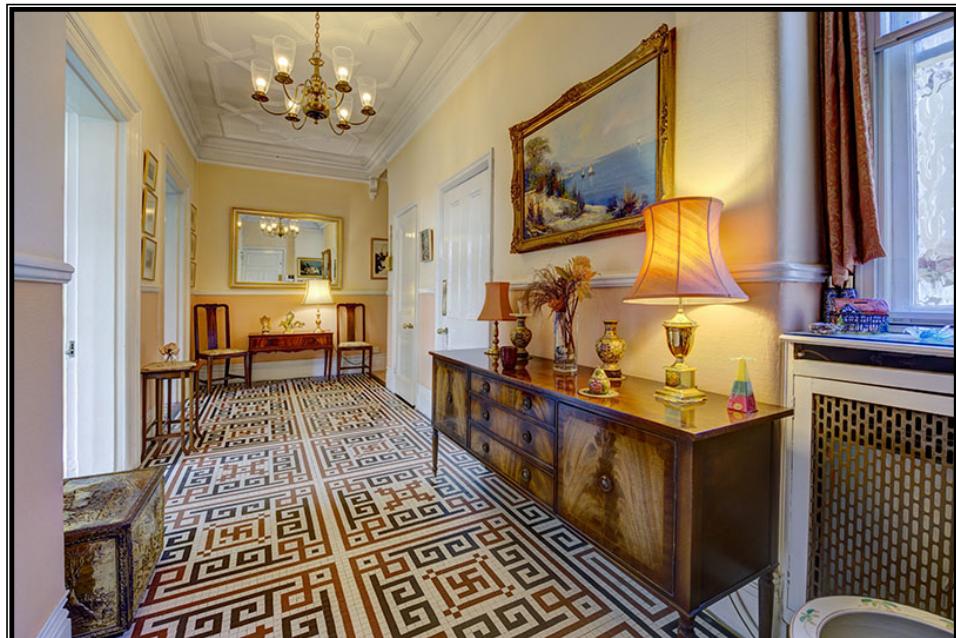
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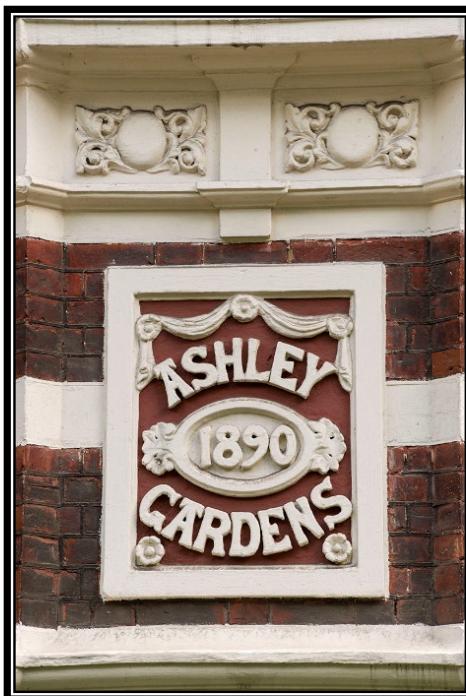
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		