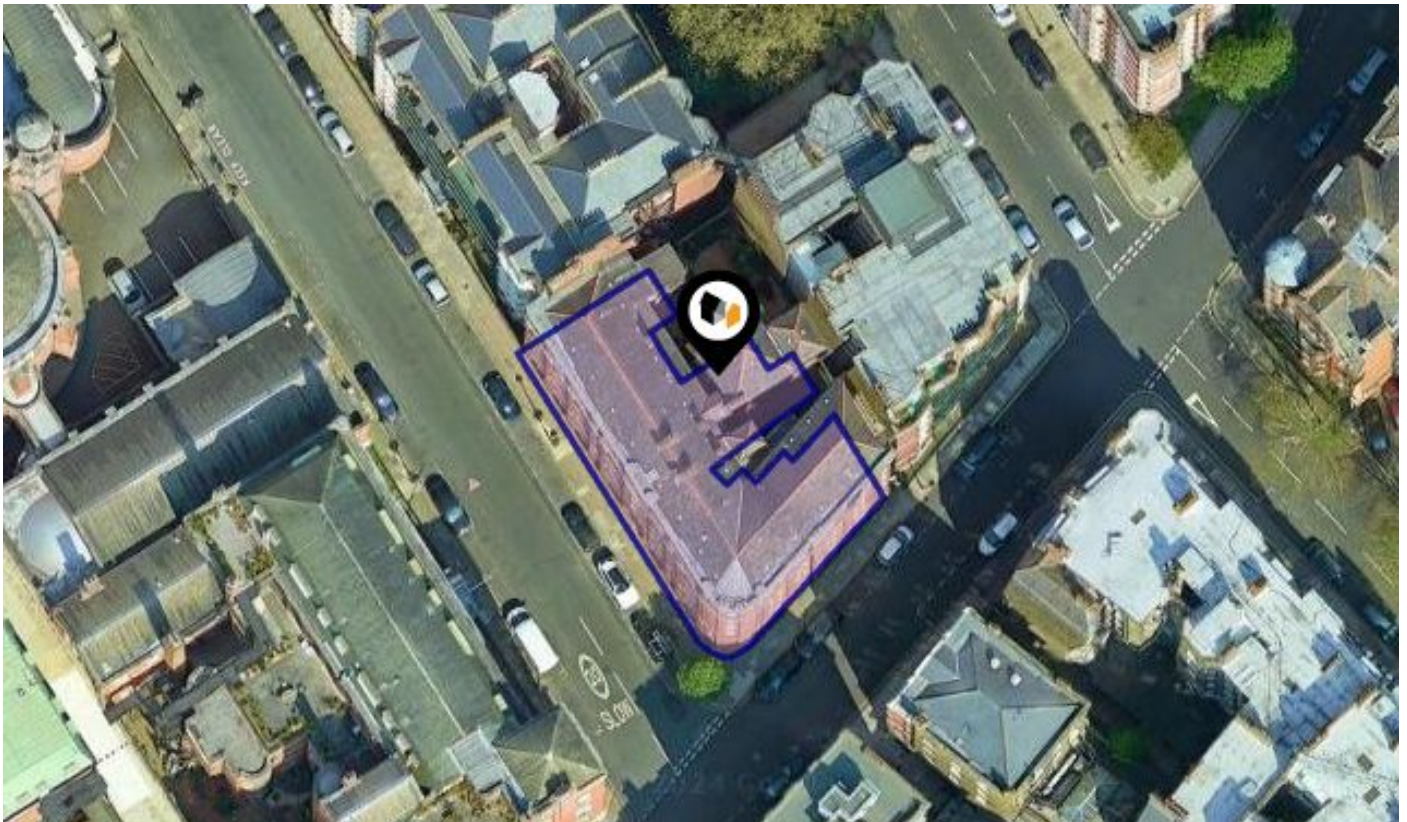


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 23rd September 2024



1, AMBROSDEN AVENUE, LONDON, SW1P

Asking Price : £560,000

Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

roger.collings@century21uk.com

www.century21uk.com



Introduction

Our Comments



****Charming 1-Bedroom Apartment in the Heart of London**** Welcome to Ambrosden Avenue, a stunning 1-bedroom apartment nestled in one of London's most vibrant neighbourhoods. This beautifully designed period apartment offers a perfect blend of modern living and urban convenience, making it an ideal retreat for professionals, couples, or anyone looking to enjoy the best of city life.

****Key Features:****

- **Spacious Living Area:**** Step into a bright and airy living room that boasts contemporary architecture and stylish interior design. The open layout provides ample space for relaxation and entertaining, complete with a cosy couch and elegant coffee table.
- **Modern Kitchen:**** The apartment features a well-appointed kitchen that seamlessly integrates with the living area, equipped with high-quality appliances and plenty of storage. Whether you're a culinary enthusiast or prefer quick meals, you'll find this space functional and inviting.
- **Comfortable Bedroom:**** Retreat to the serene bedroom, designed for comfort and tranquillity. With ample natural light and stylish décor, it's the perfect space to unwind after a busy day in the metropolis.
- **Stylish Bathroom:**** The modern bathroom features sleek fixtures and finishes, providing a spa-like experience right at home.
- **Urban Living:**** Located in a desirable neighbourhood, this apartment offers easy access to local amenities, shops, and public transport, making commuting a breeze. Enjoy the vibrant city life with parks, cafes, and cultural attractions just a stone's throw away.
- **Building Amenities:**** The apartment is part of a well-maintained building that reflects the charm of urban architecture, ensuring a secure and comfortable living environment. This property is a rare find in the heart of London, combining style, convenience, and comfort. Don't miss out on the opportunity to make this apartment your new home. For inquiries and to schedule a viewing, please contact us on 02076301099

Property Overview



Property

Type:	Flat / Maisonette	Asking Price:	£560,000
Bedrooms:	1	Tenure:	Leasehold
Floor Area:	441 ft ² / 41 m ²	Start Date:	28/06/2021
Plot Area:	0.12 acres	End Date:	25/03/2990
Year Built :	Before 1900	Lease Term:	999 years from 25 March 1991
Council Tax :	Band D	Term Remaining:	966 years
Annual Estimate:	£975		
Title Number:	BB12802		

Local Area

Local Authority:	City of westminster
Conservation Area:	Westminster Cathedral
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

22 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Freehold Title Plan



NGL272474

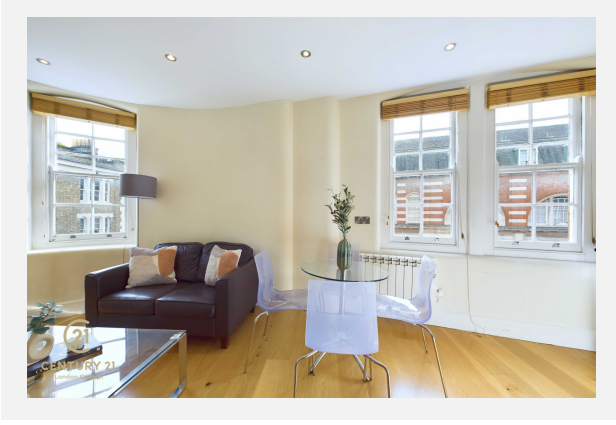
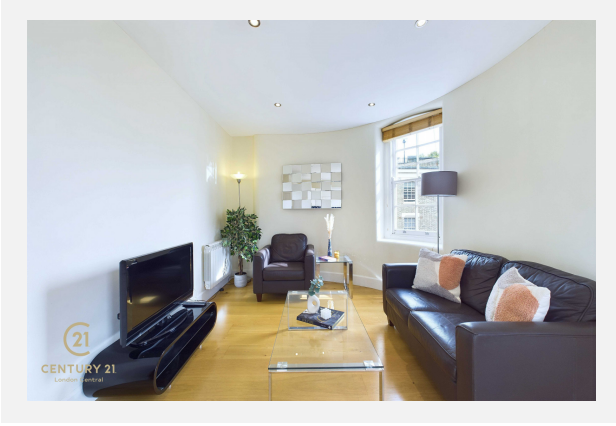
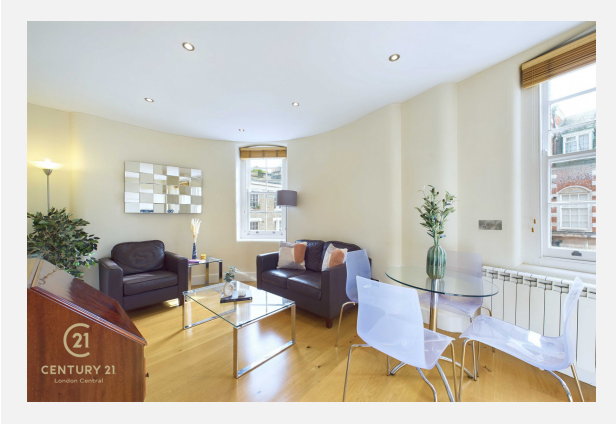
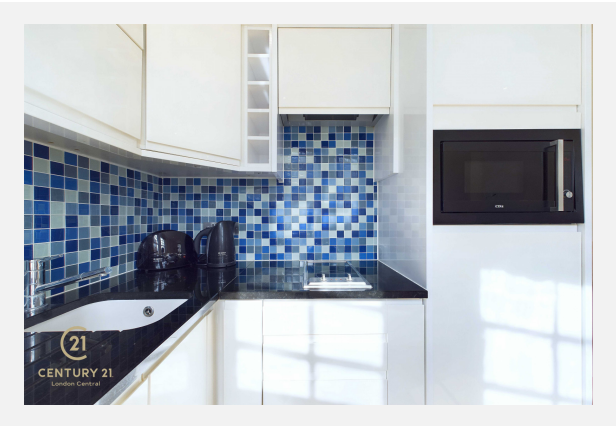
Leasehold Title Plan



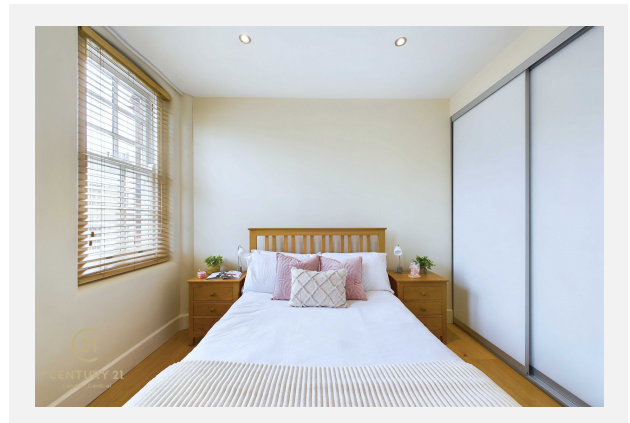
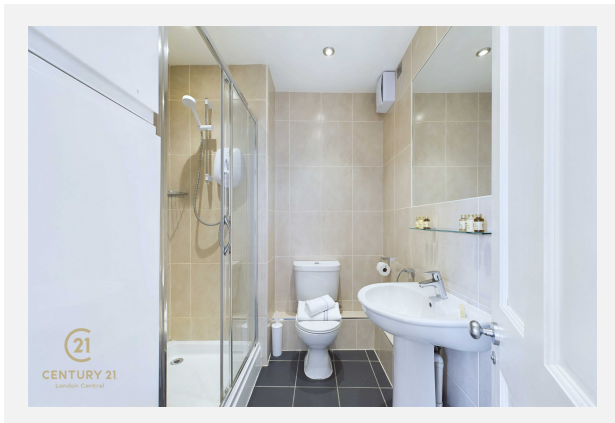
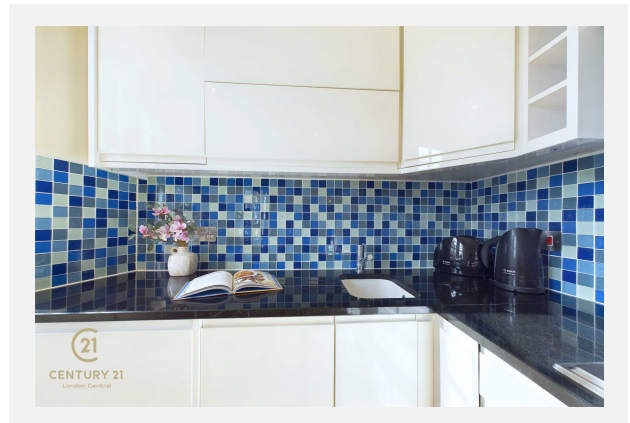
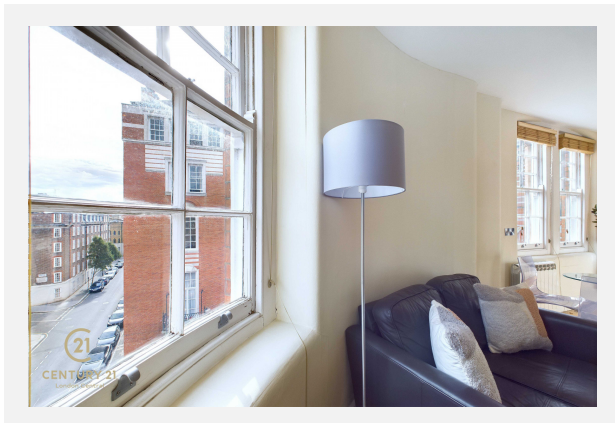
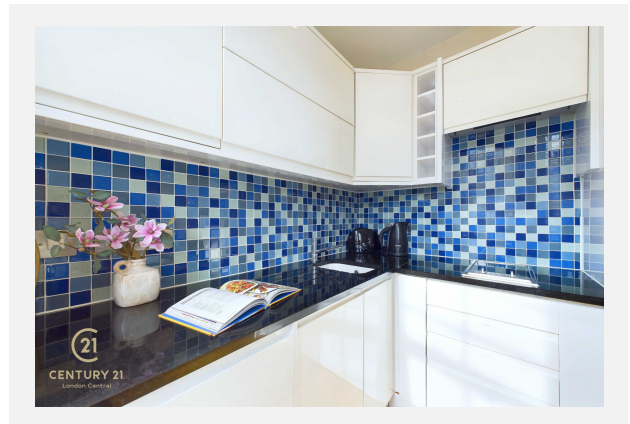
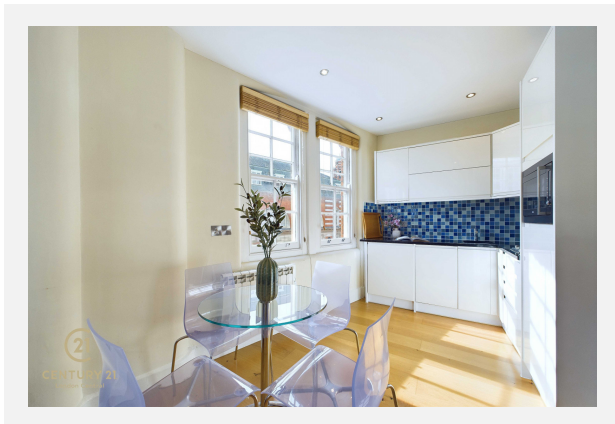
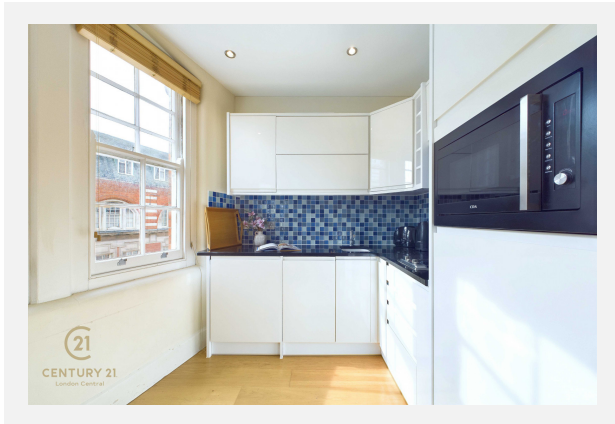
BB12802

Start Date: 28/06/2021
End Date: 25/03/2990
Lease Term: 999 years from 25 March 1991
Term Remaining: 966 years

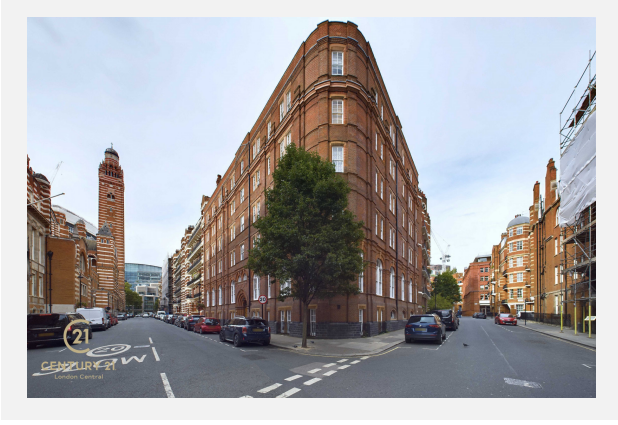
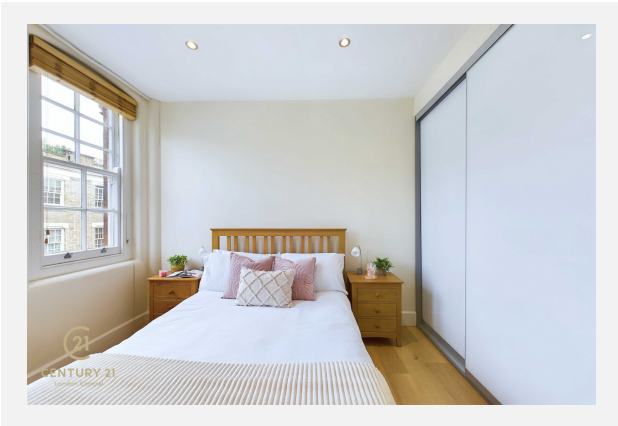
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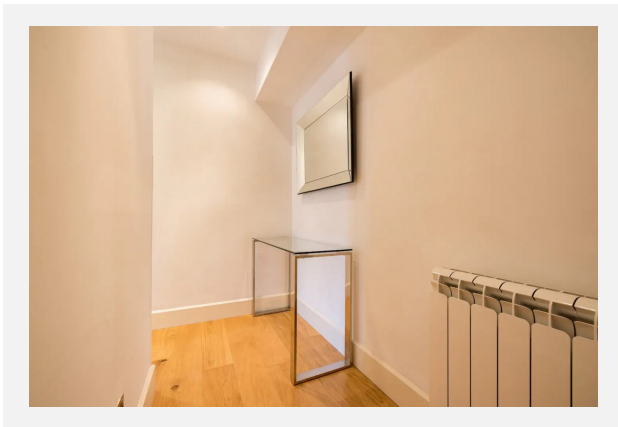
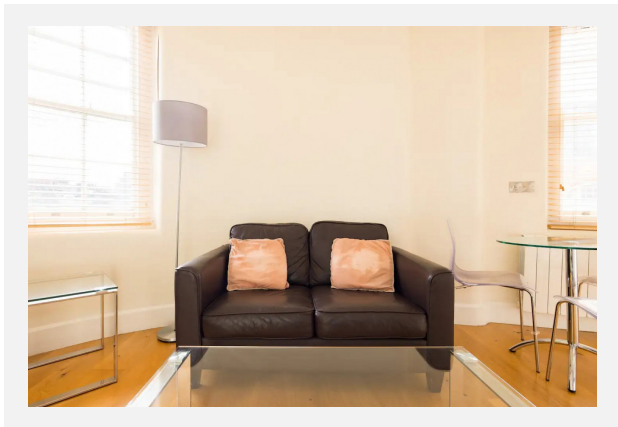
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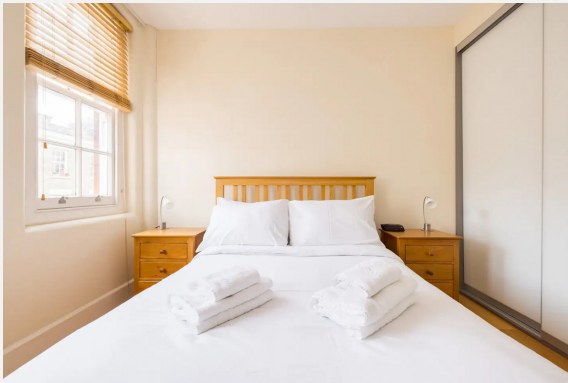
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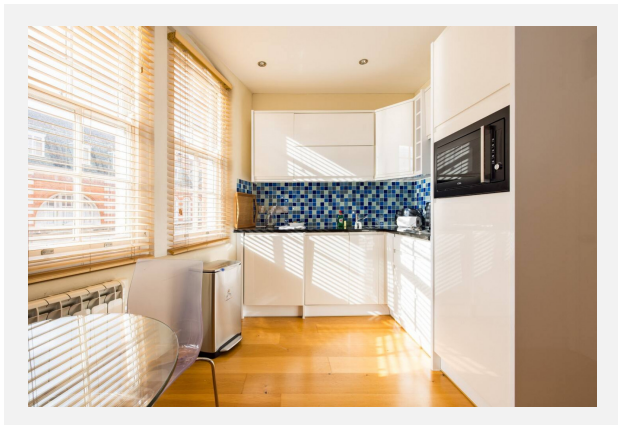
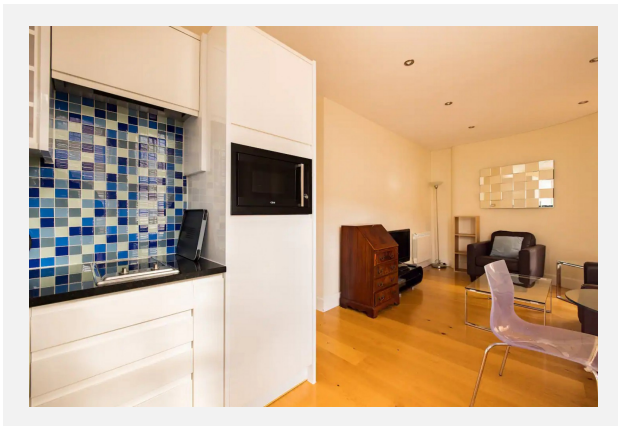
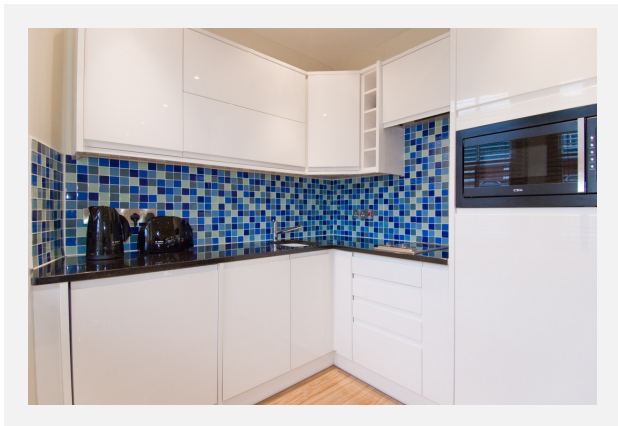
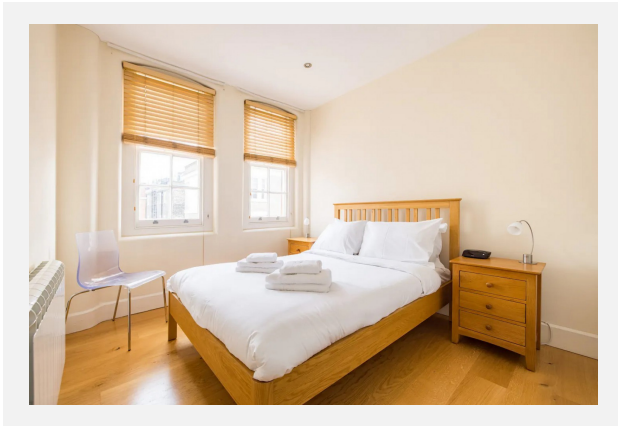
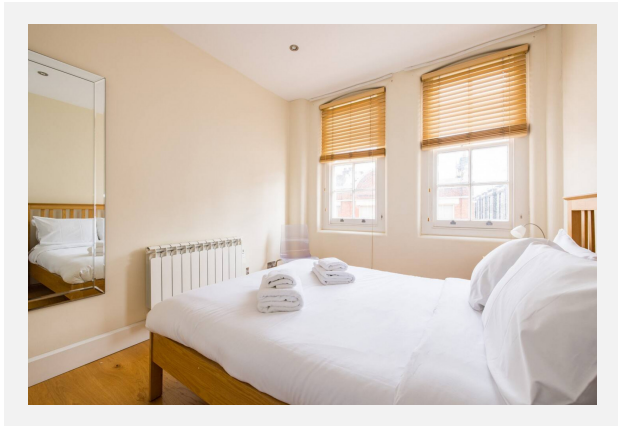
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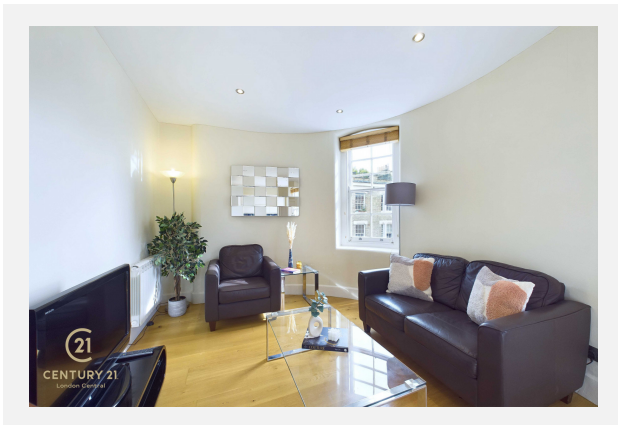
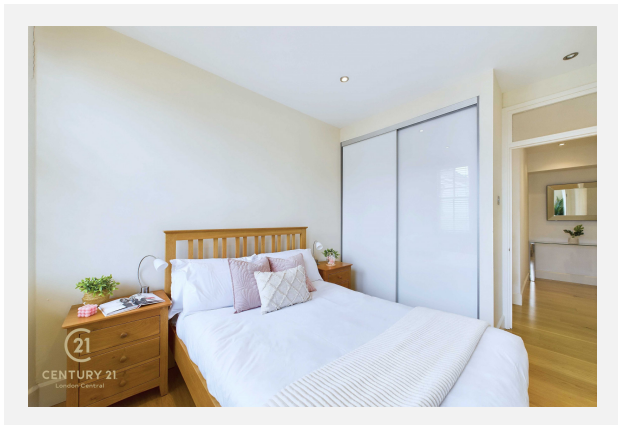
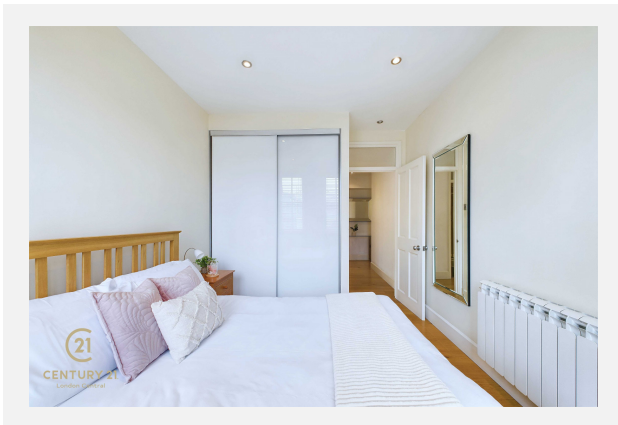
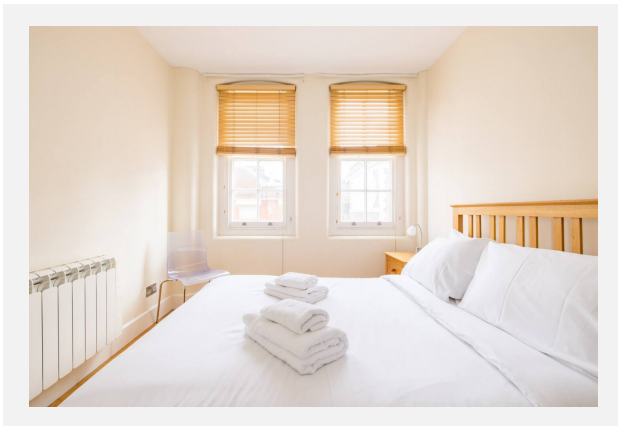
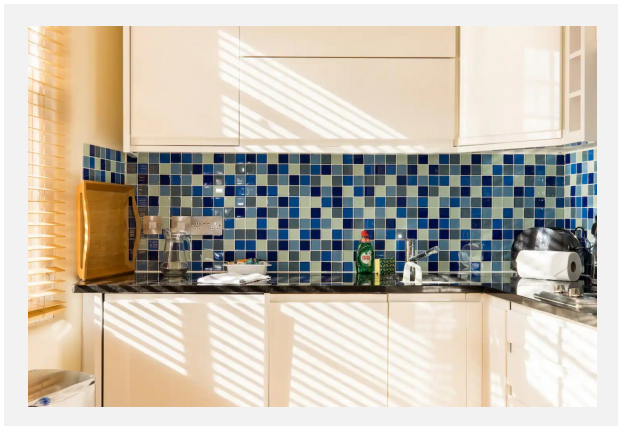
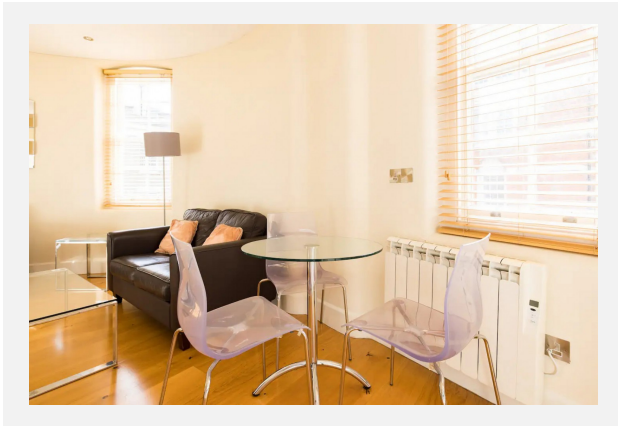
Gallery Photos



Gallery Photos



Gallery Photos

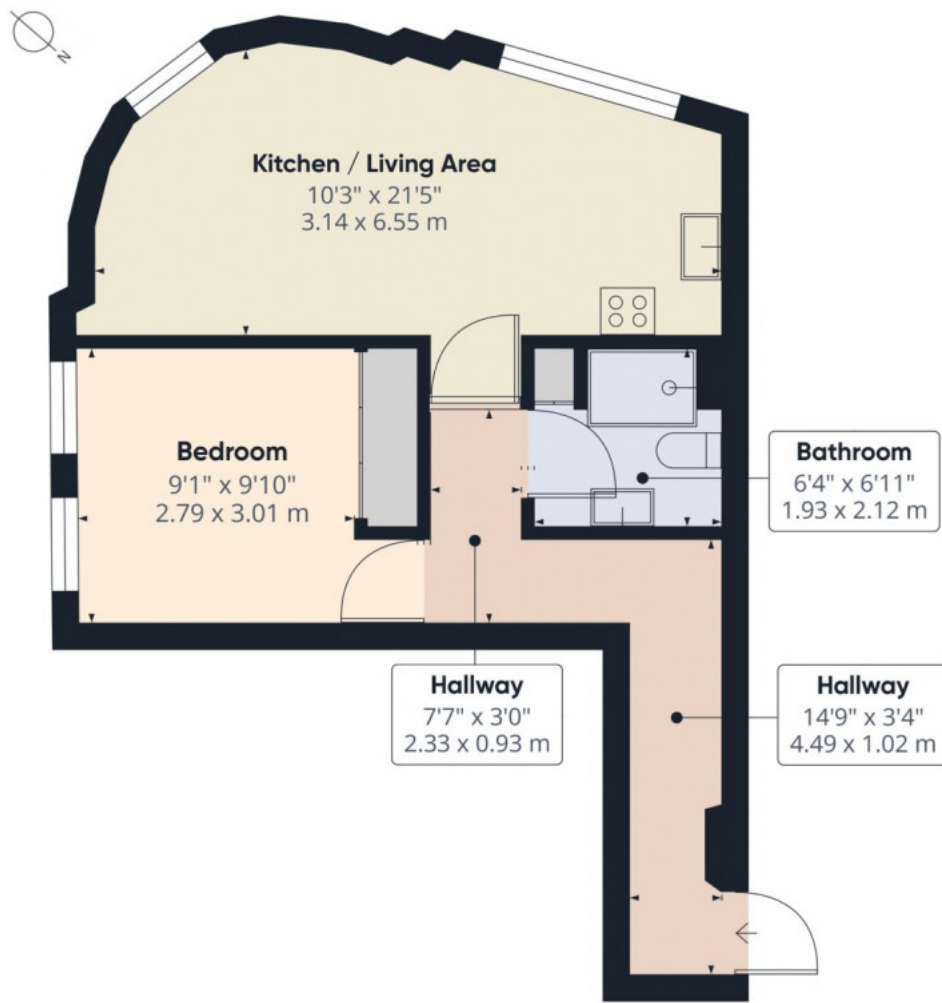


1, AMBROSDEN AVENUE, LONDON, SW1P

CENTURY 21
London Central

Ambrosden Avenue, Westminster
London, SW1P

APPROX. GROSS INTERNAL AREA
445.87 ft² / 41.42 m²



- Third Floor -

	APPROX. GROSS INTERNAL AREA The footprint of the property 445.87 ft² / 41.42 m²		APPROX. NET INTERNAL AREA Excludes walls and external features 428.73 ft² / 39.83 m²		APPROX. HEADROOM AREA below 1.5m / 4.92ft 0.0 ft² / 0.0 m²		APPROX. EXTERNAL STRUCTURAL FEATURES Balconies, Terraces, Etc 0.0 ft² / 0.0 m²
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This floor plan is for illustration purposes only - Not To Scale
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright: turokmedia.com

Property EPC - Certificate



1, Ambrosden Avenue, SW1P

Energy rating

D

Valid until 13.12.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property

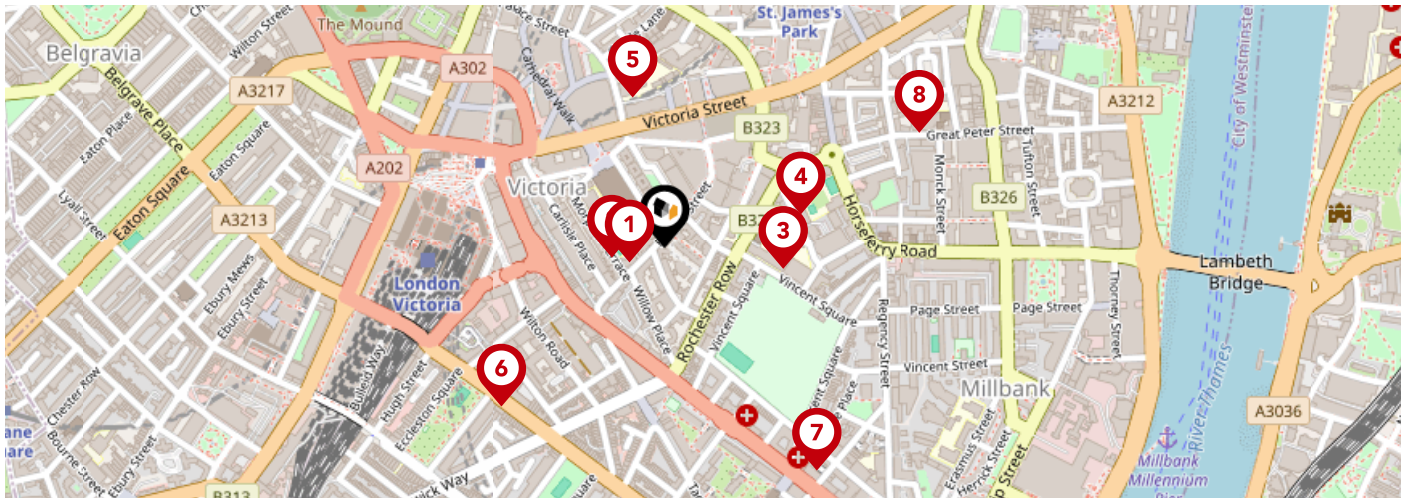
EPC - Additional Data



Additional EPC Data

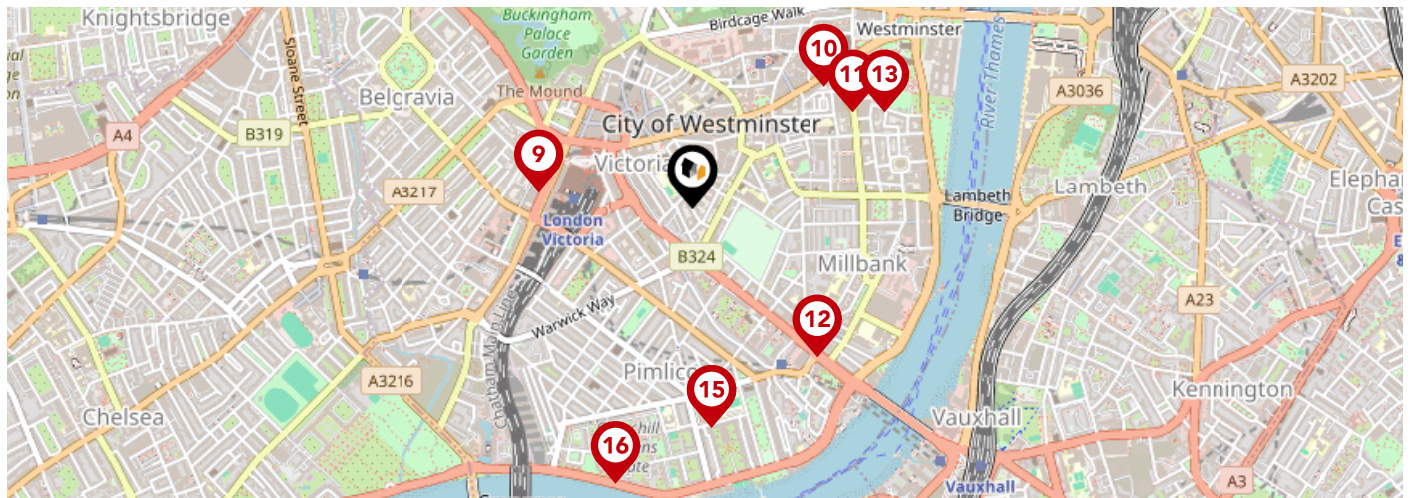
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	3rd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	41 m ²

Area Schools



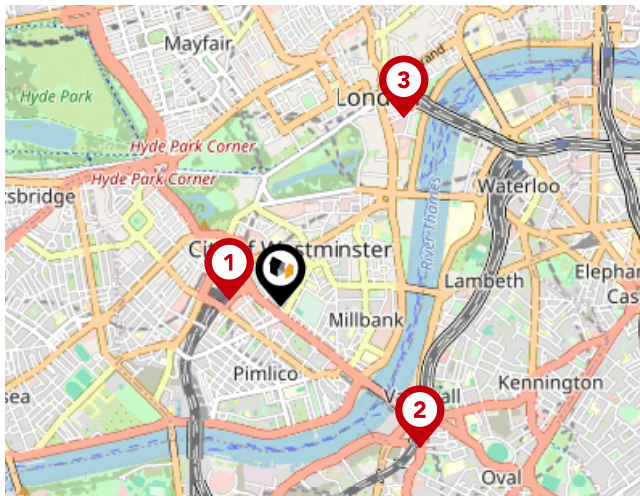
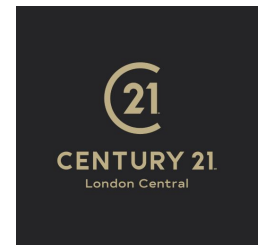
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1	Westminster Cathedral Choir School Ofsted Rating: Not Rated Pupils: 270 Distance:0.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Vincent De Paul Catholic Primary School Ofsted Rating: Good Pupils: 213 Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Burdett-Coutts and Townshend Foundation CofE Primary School Ofsted Rating: Good Pupils: 145 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Grey Coat Hospital Ofsted Rating: Outstanding Pupils: 1131 Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Westminster City School Ofsted Rating: Good Pupils: 784 Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Eaton Square Prep School Ofsted Rating: Not Rated Pupils: 259 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Westminster Under School Ofsted Rating: Not Rated Pupils: 284 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Matthew's School, Westminster Ofsted Rating: Good Pupils: 159 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



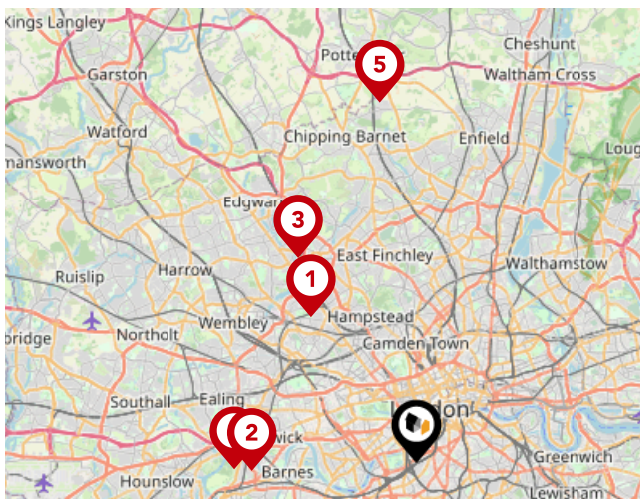
		Nursery	Primary	Secondary	College	Private
	St Peter's Eaton Square CofE Primary School Ofsted Rating: Requires improvement Pupils: 192 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harris Westminster Sixth Form Ofsted Rating: Outstanding Pupils: 600 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westminster Abbey Choir School Ofsted Rating: Not Rated Pupils: 29 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fairley House School Ofsted Rating: Not Rated Pupils: 212 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westminster School Ofsted Rating: Not Rated Pupils: 771 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pimlico Primary Ofsted Rating: Outstanding Pupils: 352 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pimlico Academy Ofsted Rating: Good Pupils: 1113 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Gabriel's CofE Primary School Ofsted Rating: Good Pupils: 167 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



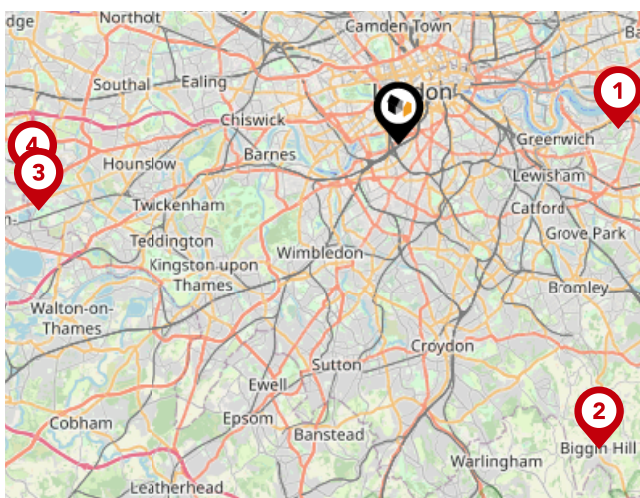
National Rail Stations

Pin	Name	Distance
1	London Victoria Rail Station	0.24 miles
2	Vauxhall Rail Station	0.91 miles
3	London Charing Cross Rail Station	1.04 miles



Trunk Roads/Motorways

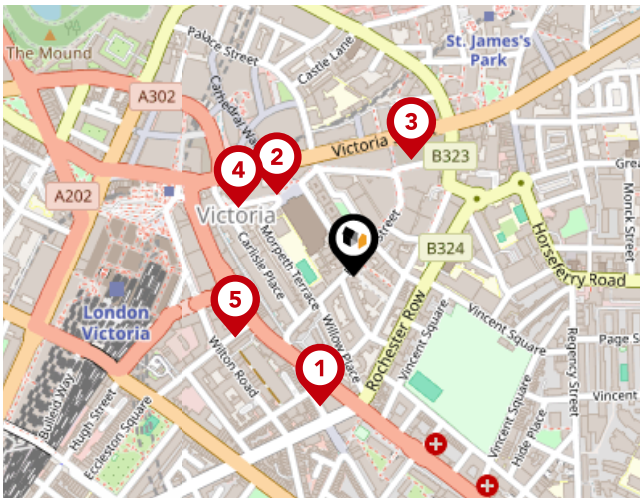
Pin	Name	Distance
1	M1 J1	6.66 miles
2	M4 J1	6.12 miles
3	M1 J2	8.74 miles
4	M4 J2	6.79 miles
5	M25 J24	13.31 miles



Airports/Helipads

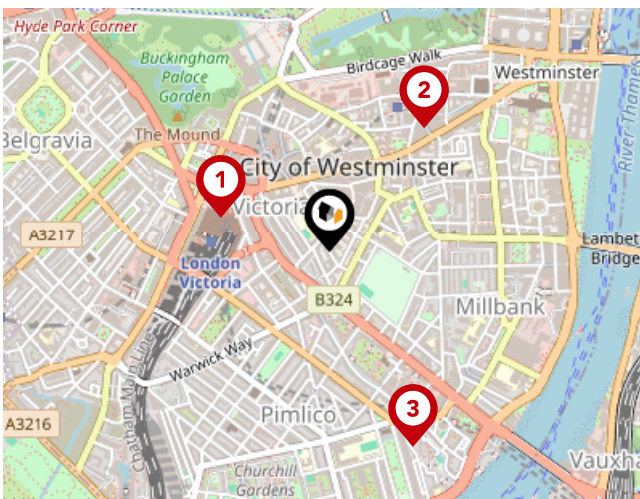
Pin	Name	Distance
1	Silvertown	8.12 miles
2	Leaves Green	13.47 miles
3	Heathrow Airport Terminal 4	13.56 miles
4	Heathrow Airport	13.63 miles

Area Transport (Local)



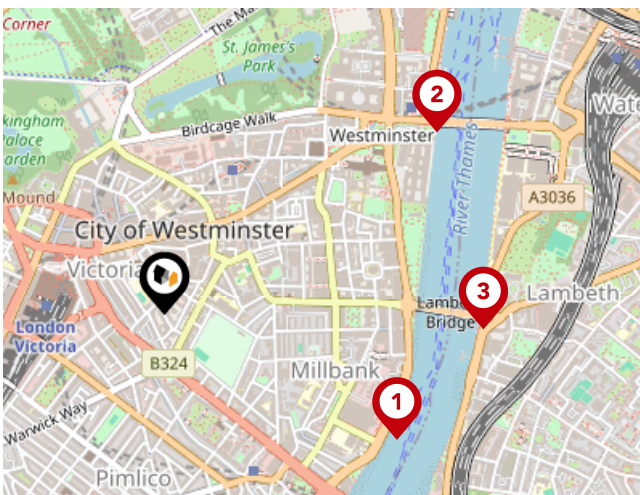
Bus Stops/Stations

Pin	Name	Distance
1	Rochester Row	0.16 miles
2	Westminster Cathedral	0.13 miles
3	Westminster City Hall	0.15 miles
4	Westminster Cathedral Victoria Station	0.16 miles
5	Neathouse Place	0.15 miles



Local Connections

Pin	Name	Distance
1	Victoria Underground Station	0.26 miles
2	St. James's Park Underground Station	0.36 miles
3	Pimlico Underground Station	0.49 miles



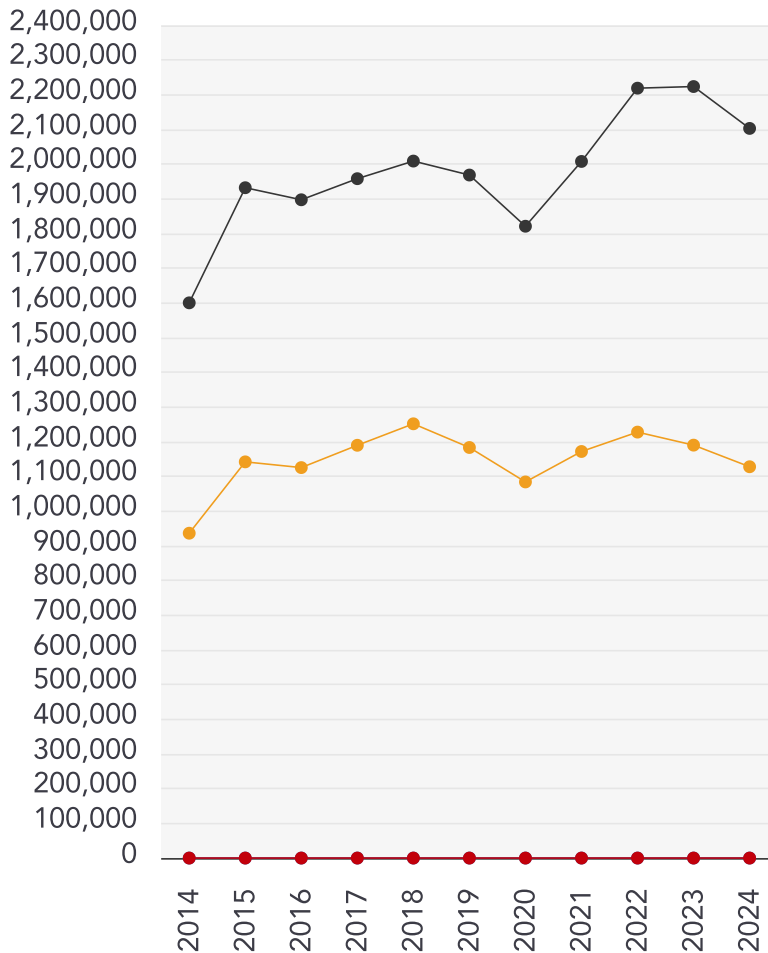
Ferry Terminals

Pin	Name	Distance
1	Millbank Pier	0.61 miles
2	Westminster Pier	0.76 miles
3	Lambeth Pier	0.74 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in SW1P



Terraced

+31.42%

Flat

+20.46%

Detached

+39.38%

Semi-Detached

+32.1%



Century21

GIVING 121% - DEFYING MEDIOCRITY

The CENTURY 21® brand has the scale and the reputation to lead the real estate industry into the future. While others focus on simply facilitating a transaction, CENTURY 21® Agents believe in the value of delivering extraordinary experiences by defying mediocrity and always giving you 121%.



Testimonial 1



Friendly and professional staff. very helpful and supportive through out sale process. Will use them again and again. Highly recommended!

Testimonial 2



My experience has been nothing but exceptional. They provided an extremely professional and thorough service through the letting process. They are a helpful, approachable and very efficient agency and I would highly recommend their service.

Testimonial 3



Had a great experience! They followed up quickly providing a sufficient amount of insight and knowledge to help me purchase my apartment. Would definitely recommend them to anyone looking to buy or sell.



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/century21_uk/



/company/century21-united-kingdom

Century21 Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Century21

85 Rochester Row Westminster London
SW1P 1LJ
020 7630 1099
roger.collings@century21uk.com
www.century21uk.com

