



Hunter Estates

ASHLEY GARDENS, EMERY HILL STREET, LONDON, SW1P



### 3 BEDROOM MANSION FLAT

An attractive ground floor, three bedroom flat, 1,333 square feet (124 square metres) in a handsome red-brick, purpose-built mansion block with the advantage of a daytime porter. The spacious Reception room, entered through double doors features a bay window, high ceilings, ornate cornicing, decorative moulding, and a fireplace. In addition to the kitchen breakfast room there's a separate utility room and a secure storage cellar. Emery Hill Street is a quiet tree-lined street situated in the Westminster Cathedral Conservation Area, convenient for excellent renowned and established schools, and local amenities including shops, restaurants, cafes, fitness centres, theatres and a Curzon cinema. St James's Park, Green Park, Buckingham Palace and the Houses of Parliament are within a short walk as are the extensive travel connections of Victoria Station, St James's Park and Westminster Underground stations.

Entrance Hall ♦ Reception Room ♦ 3 Bedrooms ♦ 2 Bathrooms (1 En Suite)  
Kitchen/Breakfast room ♦ Utility Room ♦ Secure Storage Cellar

Independent Central Heating and Hot Water ♦ Daytime Porter ♦ Residents on Street Parking

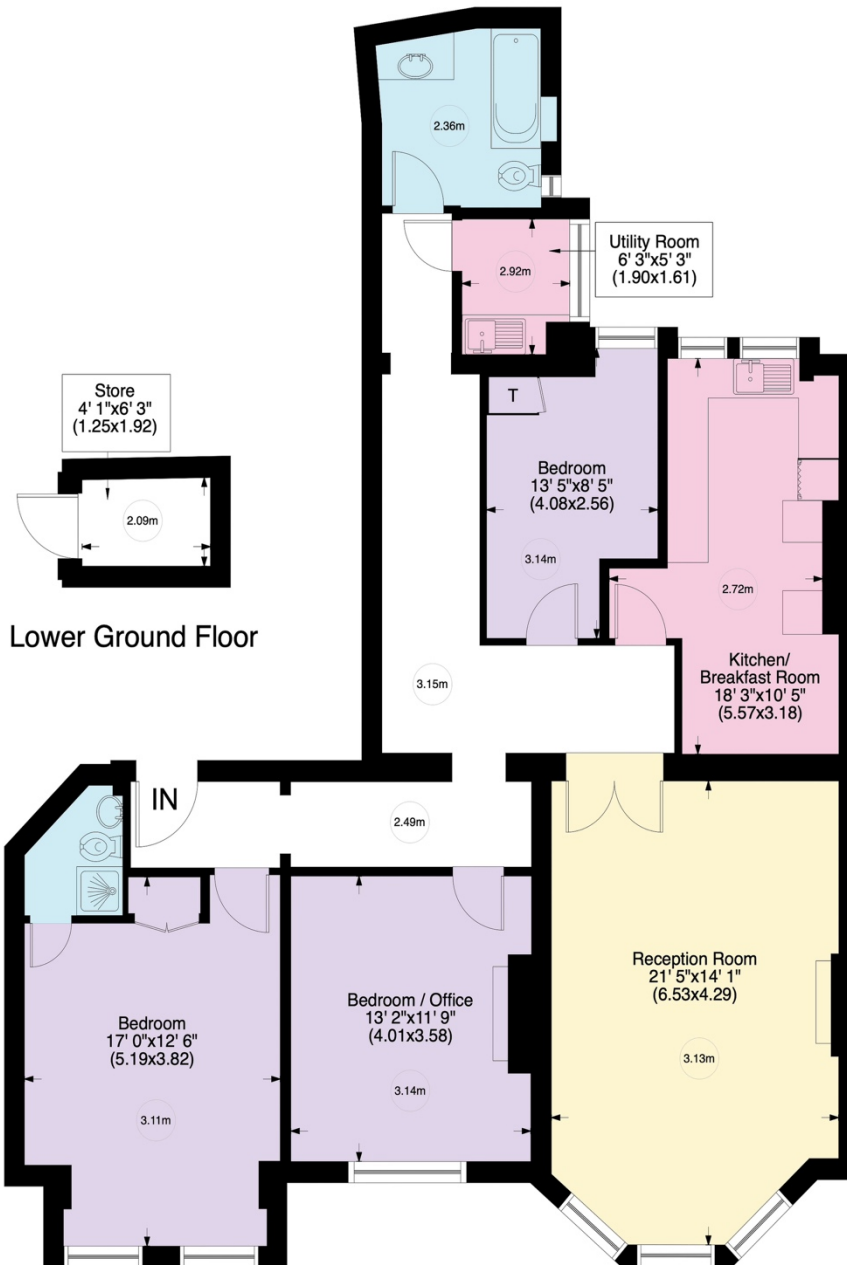
**TERMS:** As advised by the Vendor  
**LEASE:** Lease 189 years approximately plus Share of Freehold  
**SERVICE CHARGE:** £7,700.00 approximately per annum (inc contribution to reserve fund)  
**PRICE:** **£1,390,000 - Subject to Contract**

50 Rochester Row London SW1P 1JU

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

Gross internal area (approx.)  
 126 Sq m (1359 Sq ft) (Including Store)  
 124 Sq m (1333 Sq ft) (Excluding Store)  
 For identification only, Not to Scale



Lower Ground Floor

Ground Floor

[www.WilliamSalisbury.Photography](http://www.WilliamSalisbury.Photography)

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

50 Rochester Row London SW1P 1JU

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



50 Rochester Row London SW1P 1JU  
Telephone: 020 7828 2143 • Facsimile: 020 7931 7622 • E-mail: [sales@hunterstates.com](mailto:sales@hunterstates.com) / [rentals@hunterstates.com](mailto:rentals@hunterstates.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.



50 Rochester Row London SW1P 1JU  
Telephone: 020 7828 2143 • Facsimile: 020 7931 7622 • E-mail: [sales@hunterstates.com](mailto:sales@hunterstates.com) / [rentals@hunterstates.com](mailto:rentals@hunterstates.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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

50 Rochester Row London SW1P 1JU

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