



Hunter Estates

Ashley Gardens, Ambrosden Avenue, London SW1



ELEGANT, SPACIOUS THREE BEDROOM APARTMENT

An impressive, 3 bedroom lateral apartment (circa 2,115 sq ft, 196 sq metres) on the raised ground floor of prestigious Ashley Gardens. A wide entrance hall, two spacious, elegant West facing reception rooms, and a large kitchen make it ideal for entertaining or provide a generously proportioned family home. Attractive period features include high ceilings with lovely period moulding and cornicing, a fireplace and large windows. All the bedrooms are doubles, the principal bedrooms overlook the gardens and the master suite boasts a dressing room and ensuite. Ashley Gardens is a highly desirable, portered Mansion Block in a prime Westminster location, quietly situated in the environs of Westminster Cathedral, yet close to vibrant Victoria with its diversity of restaurants, shopping and excellent local amenities. St James Park and historic Landmarks, including 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 ♦ Two Reception Rooms ♦ Kitchen/Breakfast Room ♦ 3 Double Bedrooms
Dressing Room ♦ 3 Bathrooms/Shower Rooms (2 ensuite) ♦ Balcony
24 Hour Porters ♦ Video Entryphone ♦ Lift ♦ Residents on Street Parking

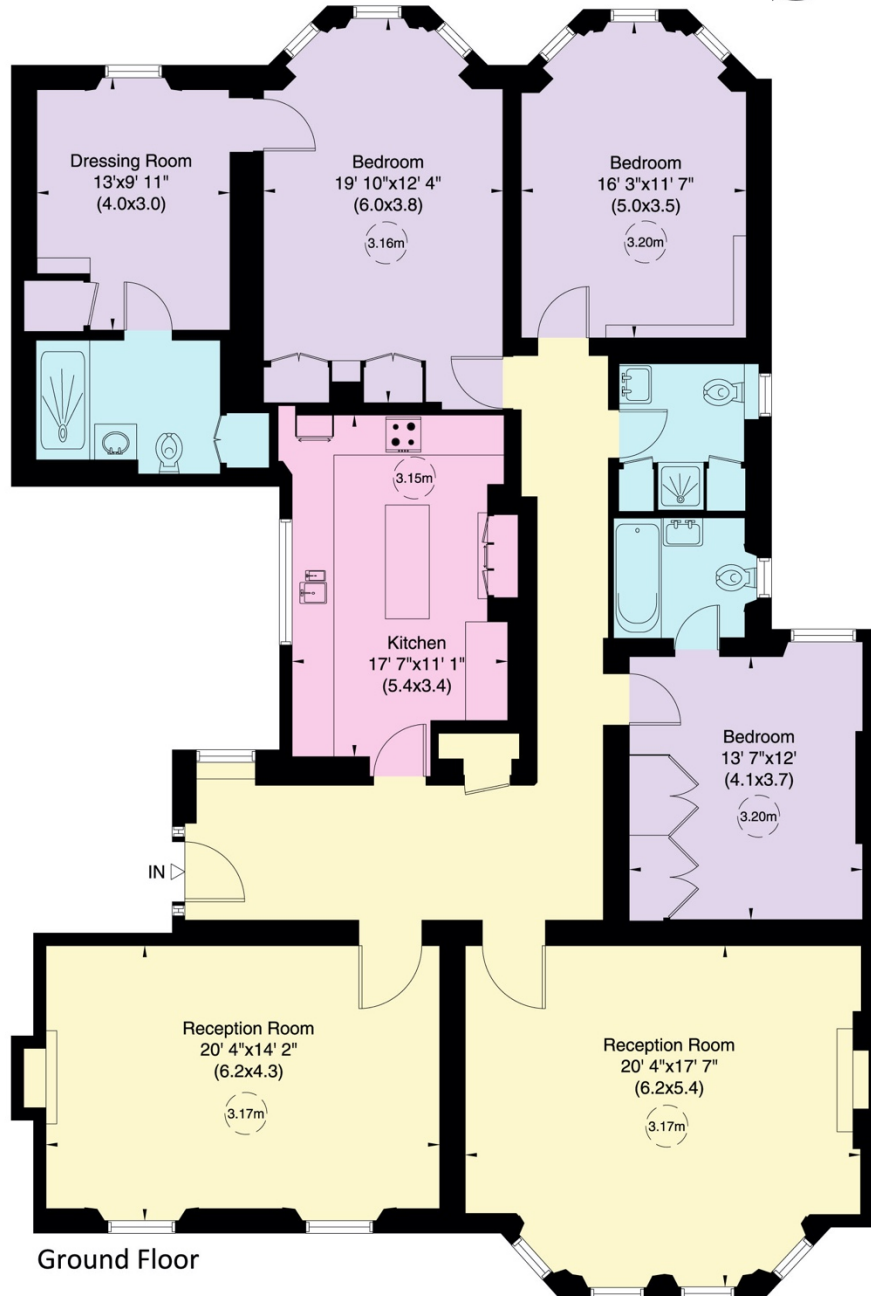
TERMS: As advised by the Vendor
LEASE: Long Lease with Share of Freehold - 984yrs approx. remaining
SERVICE CHARGE: £12,364.00 per annum approximately
PRICE: £2,175,000.00 - Subject to Contract

Ashley Gardens, Ambrosden Avenue, SW1

Approximate Gross Internal Area

196 sq m/ 2115 sq ft

Not to Scale, for identification only



Ground Floor

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes. Measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).













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		