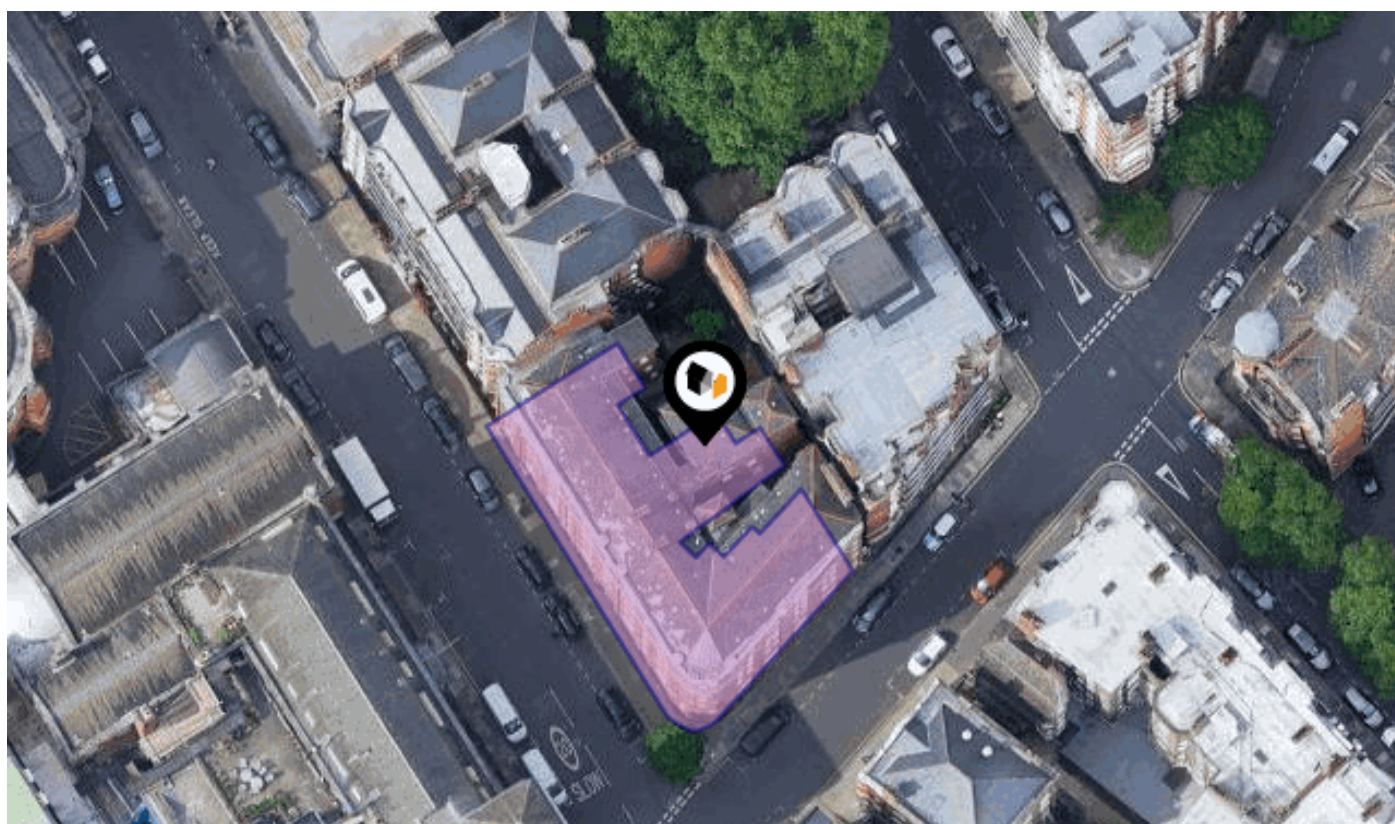


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 04th December 2025



1, AMBROSDEN AVENUE, LONDON, SW1P

Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

roger.collings@century21uk.com

www.century21uk.com



Introduction

Our Comments



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 area 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.

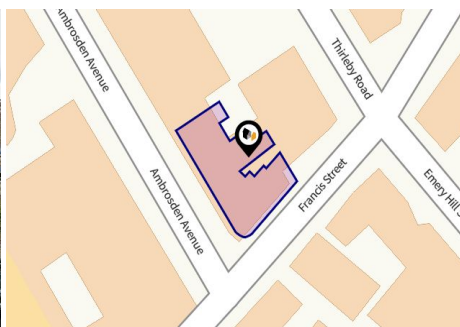
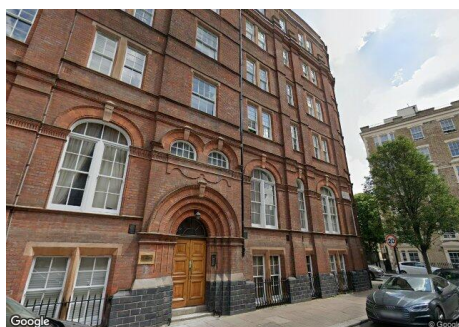
This property is a rare find in the heart of London, combining style, convenience, and comfort. Don't miss out on the opportunity to make this apartment your new home.

PLEASE NOTE: The property is currently let at £2,250 PCM on a company let which expires on the 23rd March 2026

VIDEO AND VIRTUAL TOUR AVAILABLE: All photos, video and virtual tour were taken prior to the existing tenancy commencing.

For inquiries and to schedule a viewing, please contact us on 02076301099

Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	441 ft ² / 41 m ²
Plot Area:	0.12 acres
Year Built :	Before 1900
Council Tax :	Band D
Annual Estimate:	£1,019
Title Number:	BB12802

Tenure:	Leasehold
Start Date:	28/06/2021
End Date:	25/03/2990
Lease Term:	999 years from 25 March 1991
Term Remaining:	964 years

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 **1000**
mb/s mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Freehold Title Plan



NGL272474

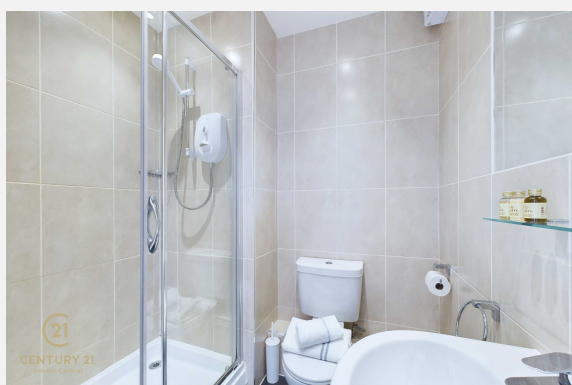
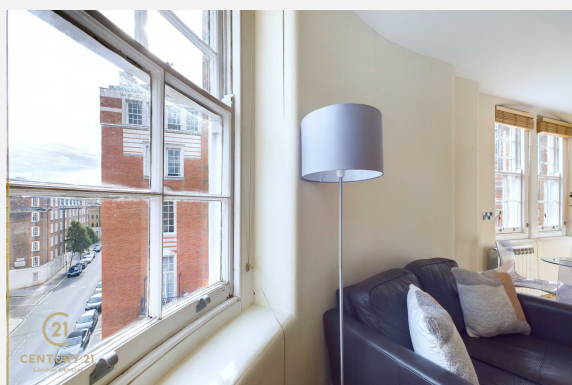
Leasehold Title Plan



BB12802

Start Date:	28/06/2021
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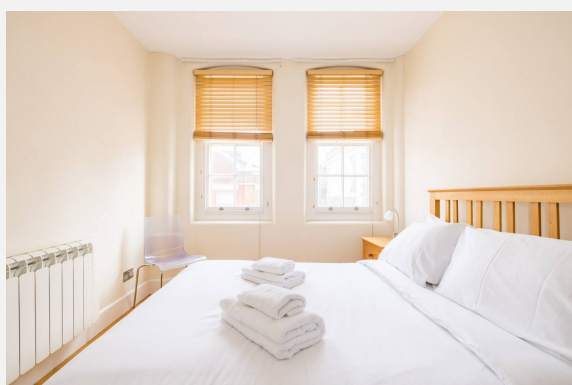
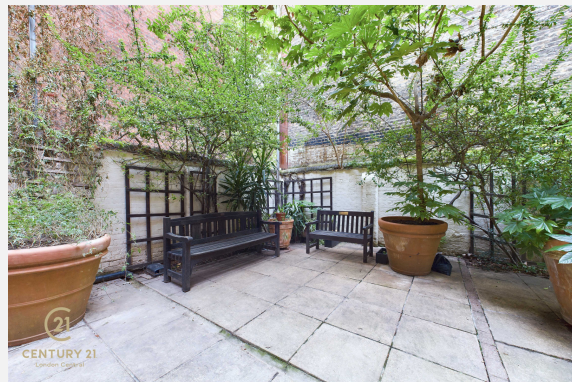
Gallery Photos



Gallery Photos

21
CENTURY 21
London Central







Gallery Photos

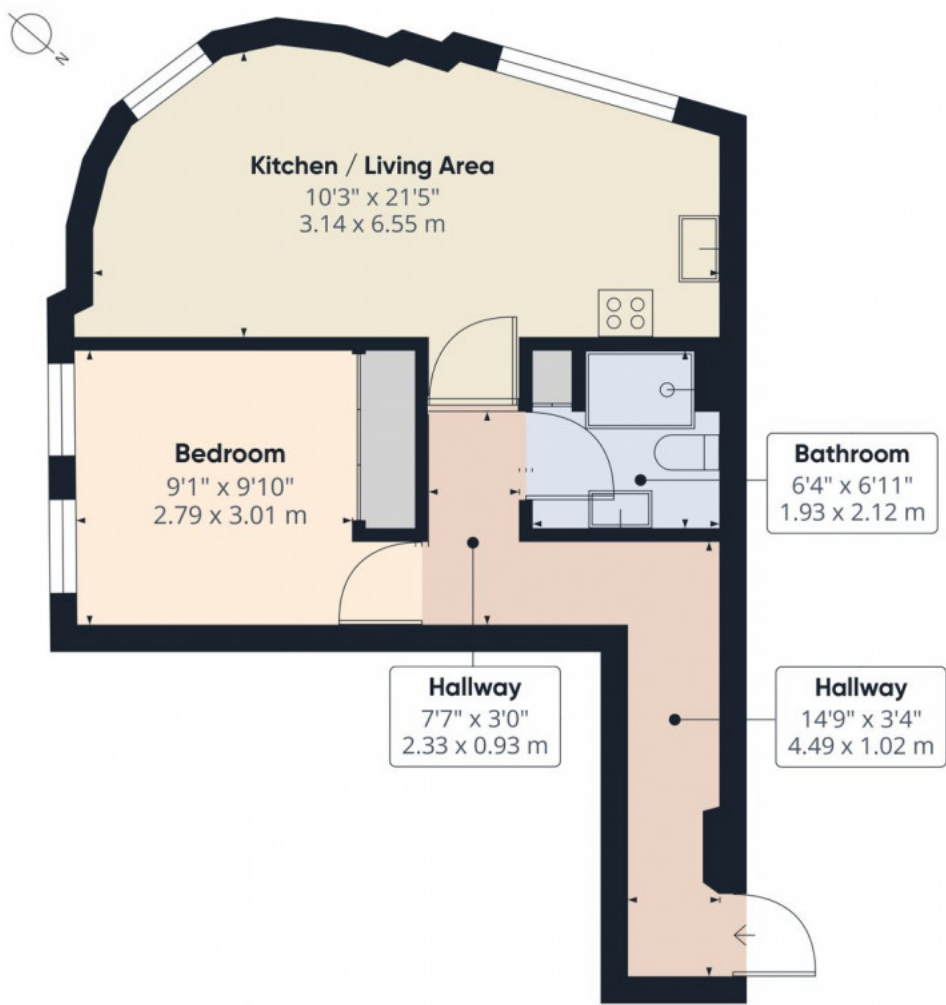


1, AMBROSDEN AVENUE, LONDON, SW1P

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



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 or
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		

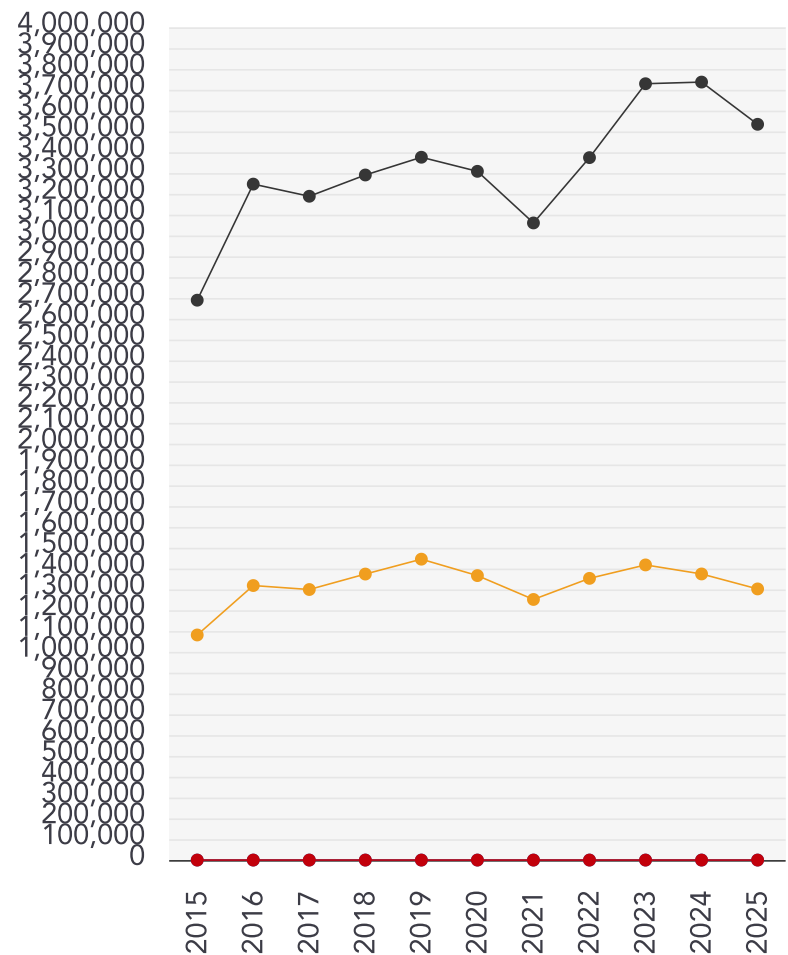
Additional EPC Data

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

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%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

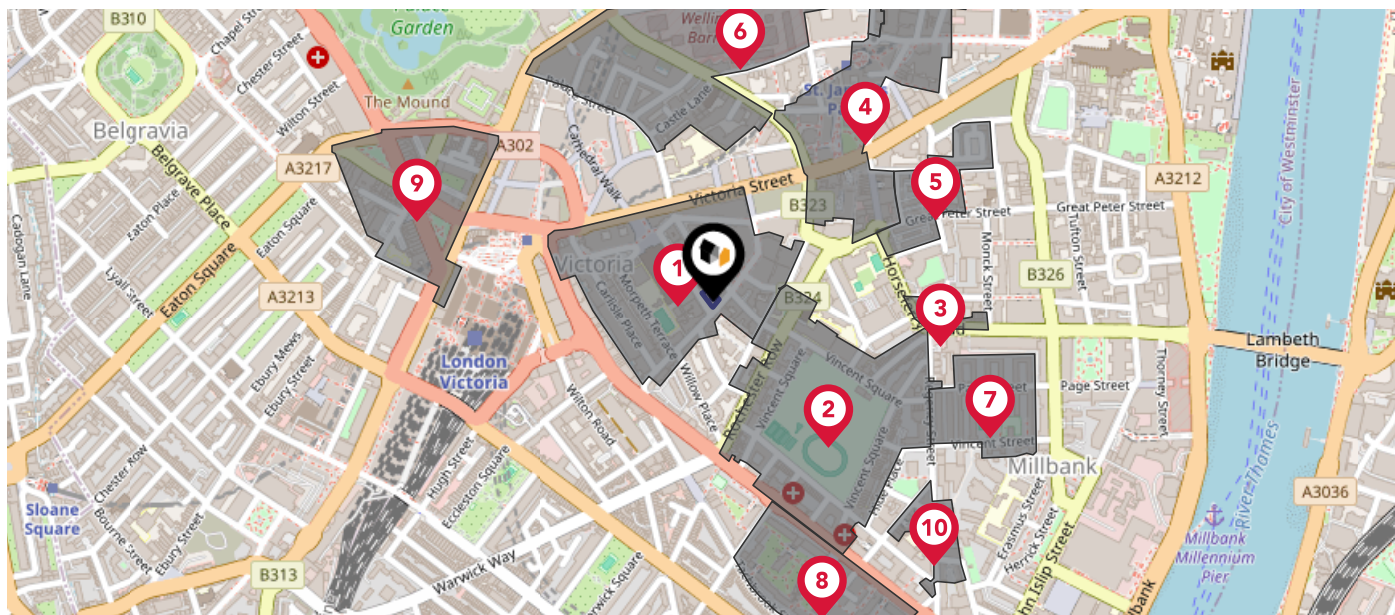
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Westminster Cathedral



Vincent Square



Medway Street



Broadway and Christchurch Gardens



Peabody Estates, South Westminster



Birdcage Walk



Page Street



Lillington Gardens



Grosvenor Gardens

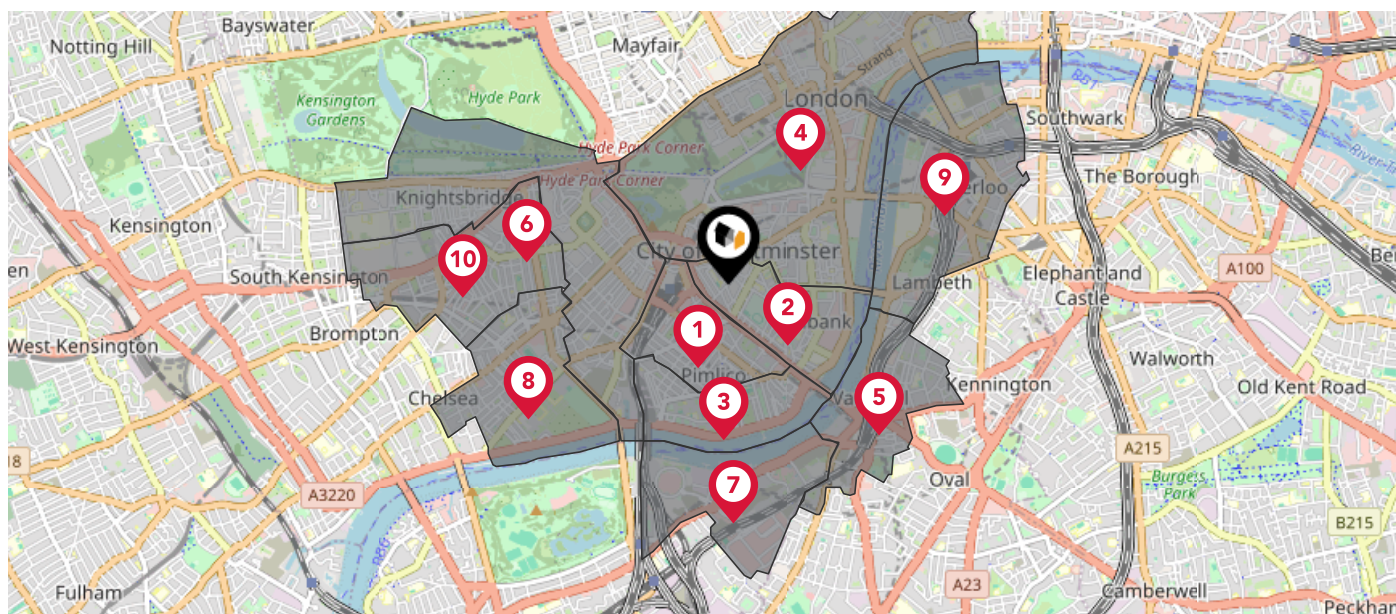


Regency Street

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Pimlico North Ward



Vincent Square Ward



Pimlico South Ward



St. James's Ward



Vauxhall Ward



Knightsbridge & Belgravia Ward



Nine Elms Ward



Royal Hospital Ward



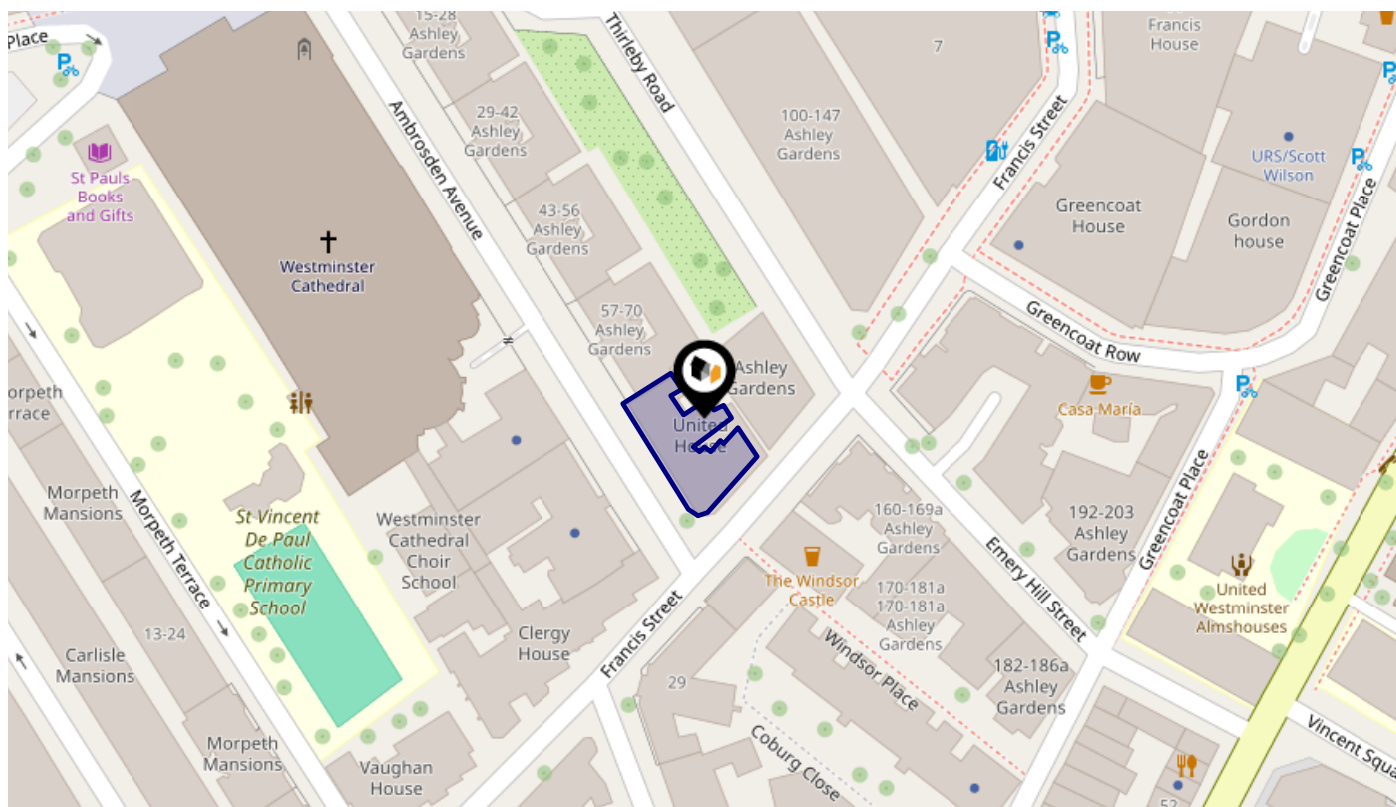
Waterloo & South Bank Ward



Brompton & Hans Town Ward

Maps Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...








Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

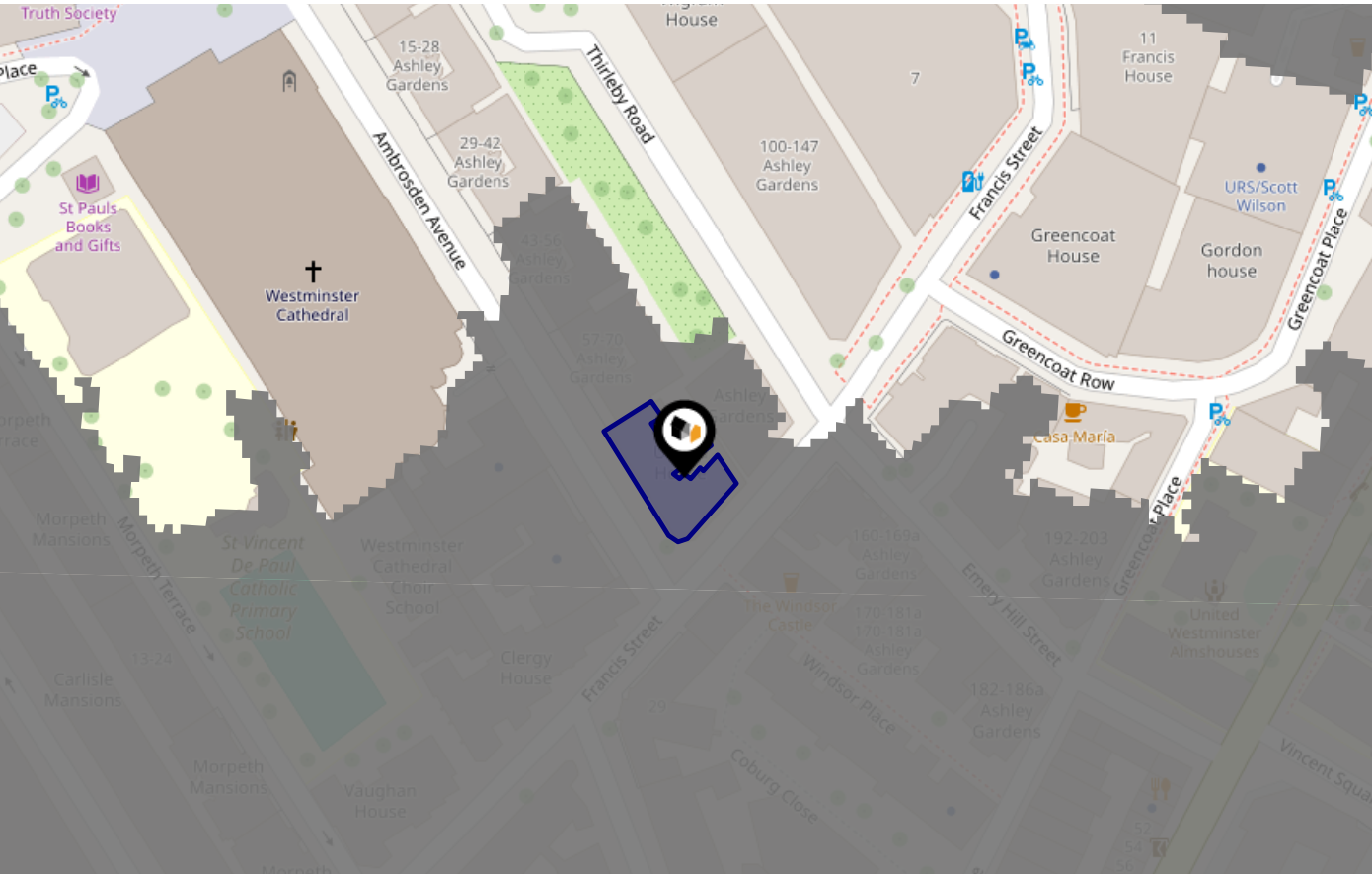
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

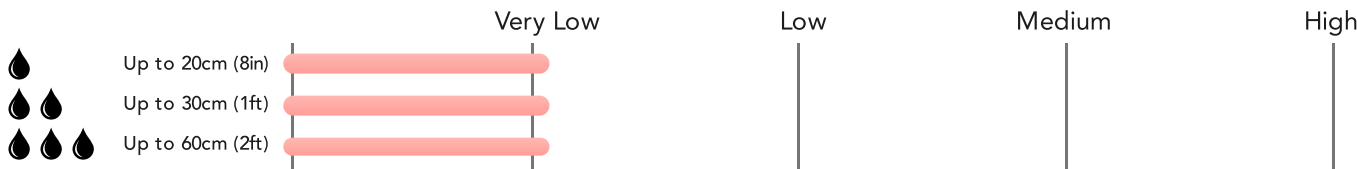


Risk Rating: Very Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

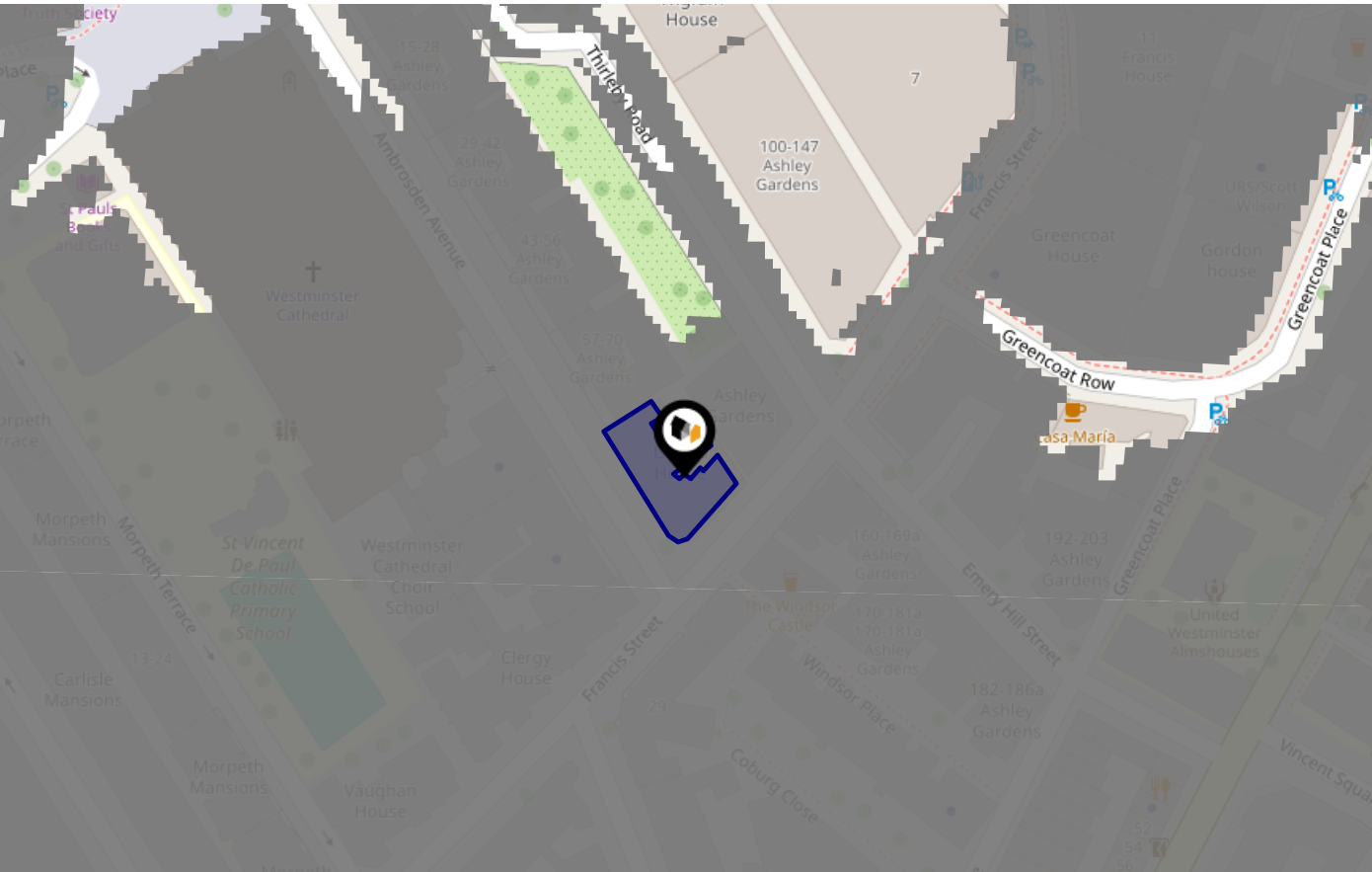
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

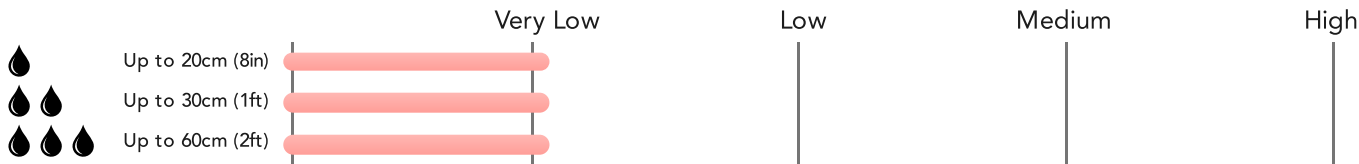


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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

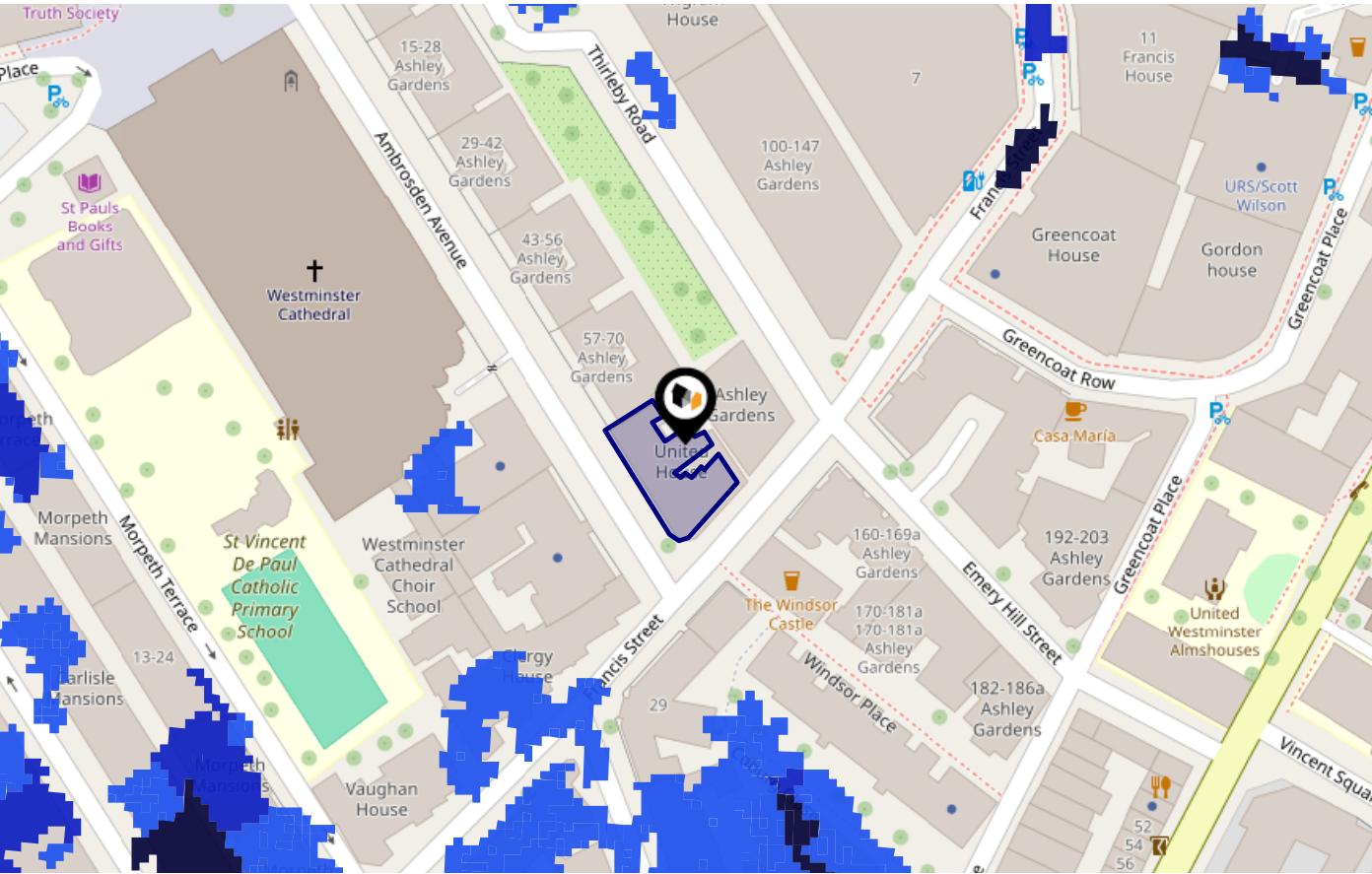


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

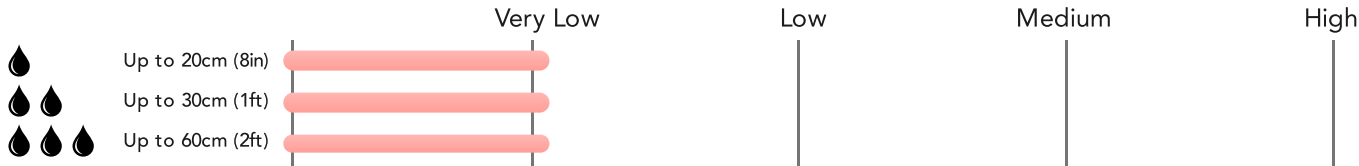


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
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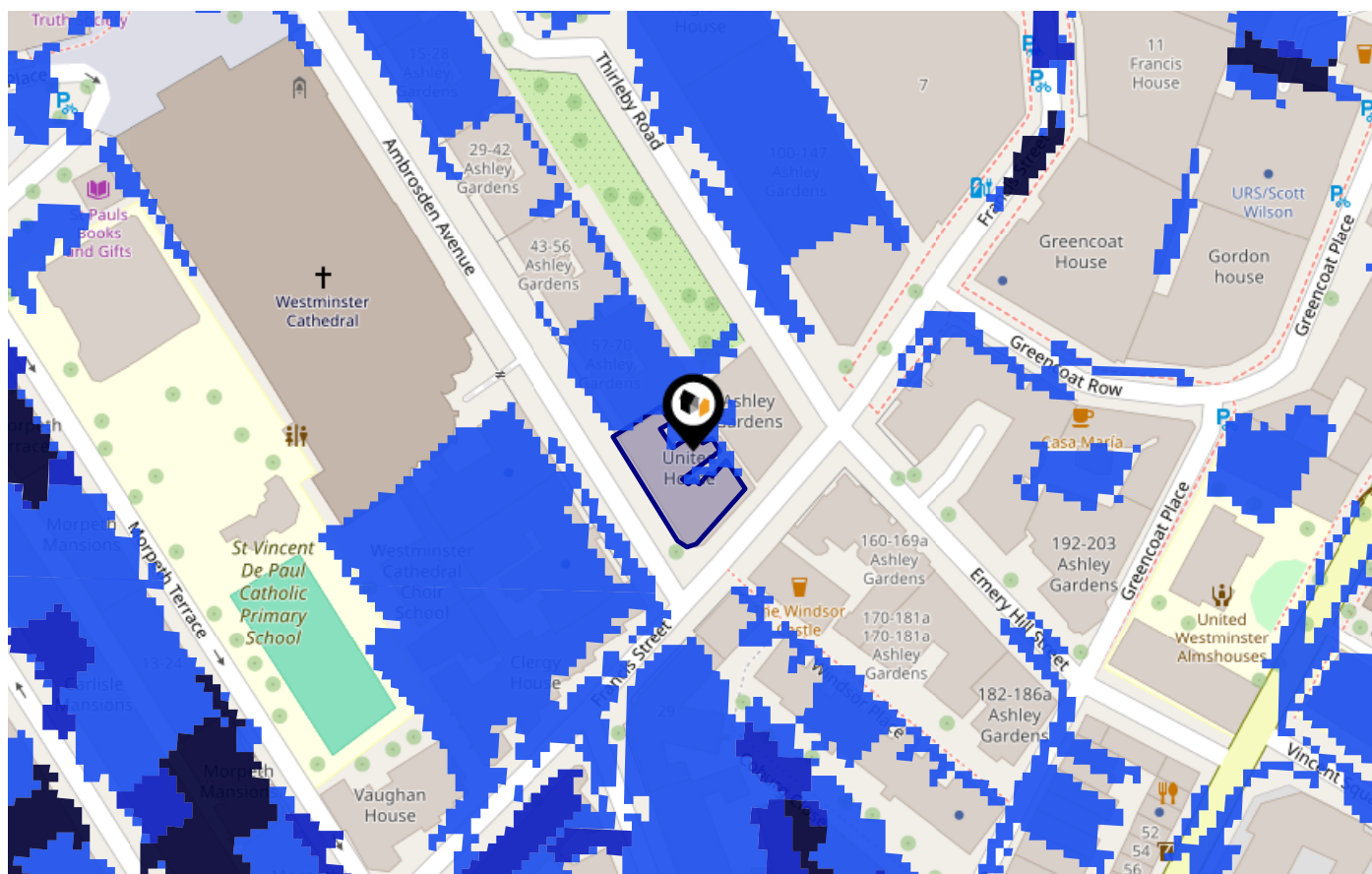
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

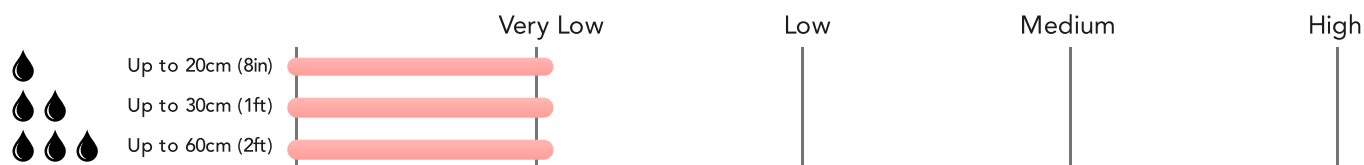


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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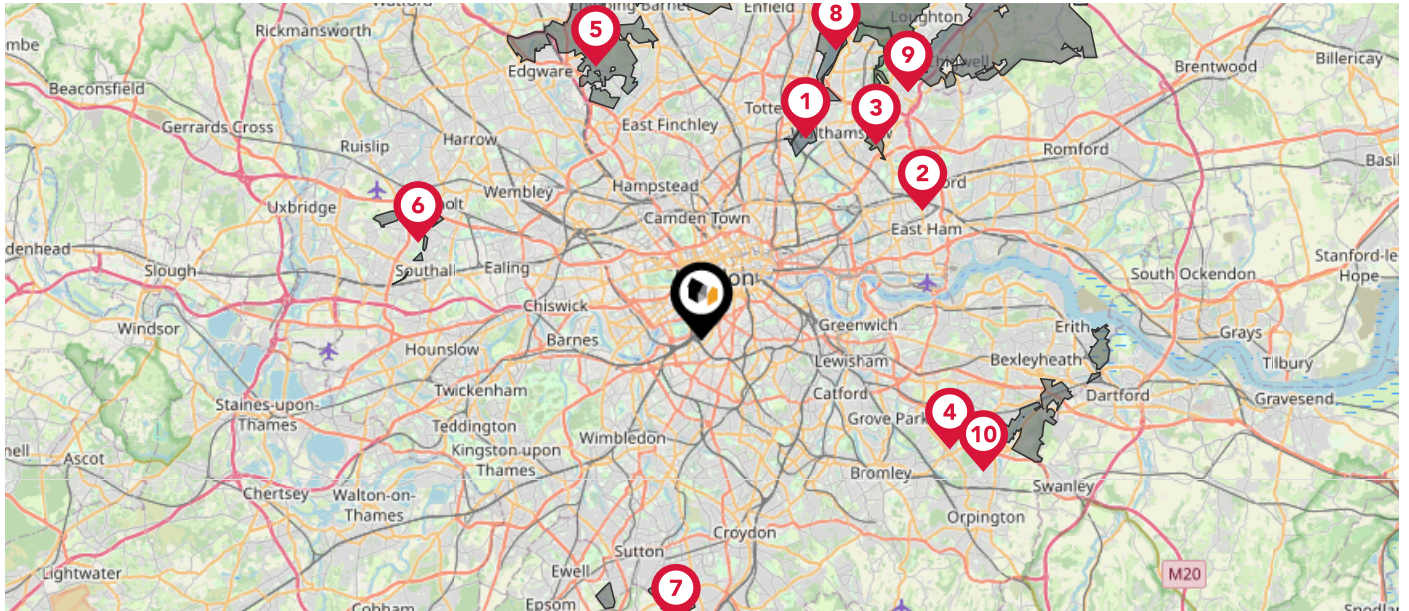
Chance of flooding to the following depths at this property:



Maps

Green Belt

This map displays nearby areas that have been designated as Green Belt...



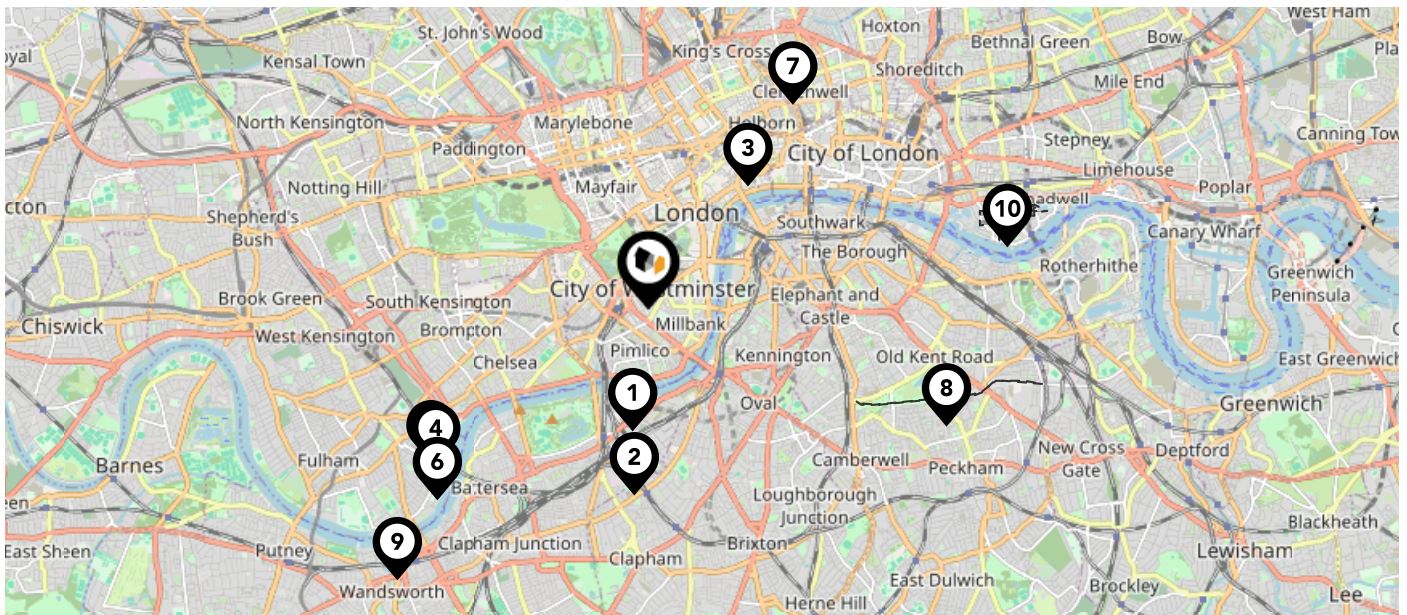
Nearby Green Belt Land

- 1** London Green Belt - Haringey
- 2** London Green Belt - Newham
- 3** London Green Belt - Waltham Forest
- 4** London Green Belt - Greenwich
- 5** London Green Belt - Barnet
- 6** London Green Belt - Ealing
- 7** London Green Belt - Sutton
- 8** London Green Belt - Enfield
- 9** London Green Belt - Epping Forest
- 10** London Green Belt - Bexley

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



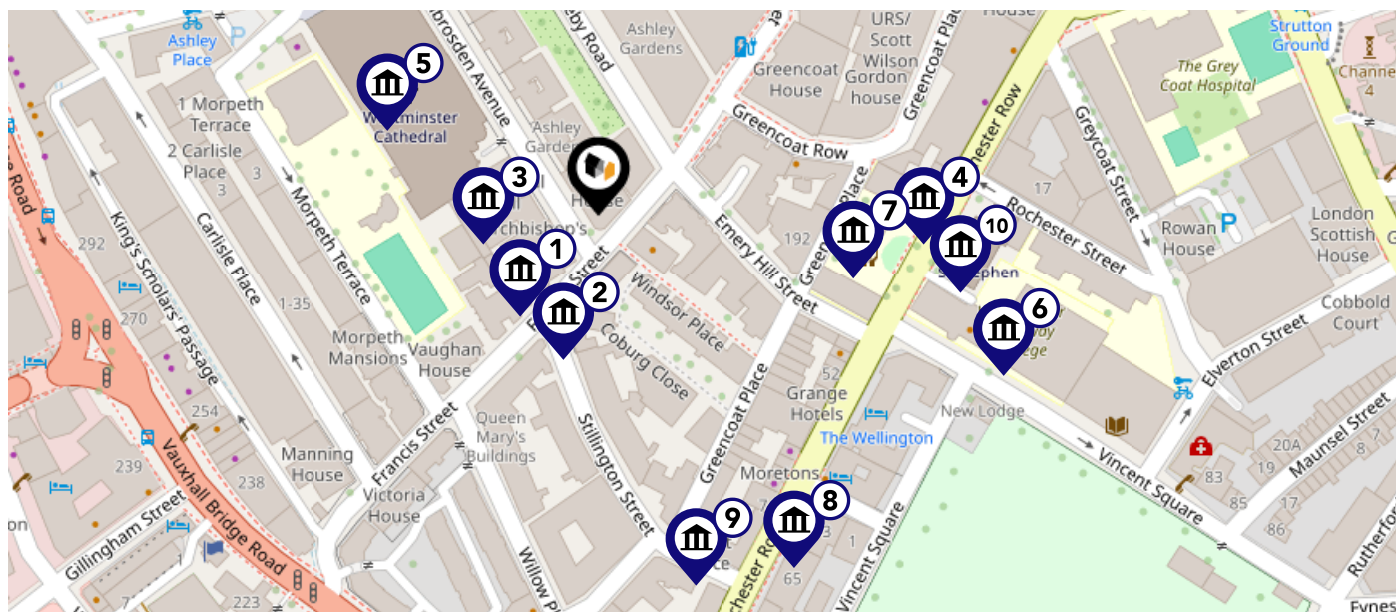
Nearby Landfill Sites











1	Cringle Wharf-Cringle Street, Battersea, London	Historic Landfill	<input type="checkbox"/>
2	Linford Street-London SW8	Historic Landfill	<input type="checkbox"/>
3	Portugal Street-Lincoln's Inn Fields, London WC2A	Historic Landfill	<input type="checkbox"/>
4	St John's Metals-Walham Green, Chelsea, London	Historic Landfill	<input type="checkbox"/>
5	Chelsea Creek-Walham Green, Chelsea, London	Historic Landfill	<input type="checkbox"/>
6	Townmead Road-Sands End, London SW6	Historic Landfill	<input type="checkbox"/>
7	Rosoman Street / Skinner Street-Finsbury	Historic Landfill	<input type="checkbox"/>
8	Old Canal Filling-Southwark, London	Historic Landfill	<input type="checkbox"/>
9	Feathers Wharf-Wandsworth, London	Historic Landfill	<input type="checkbox"/>
10	Wapping Basin-St. George in the East, Tower Hamlets, London	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

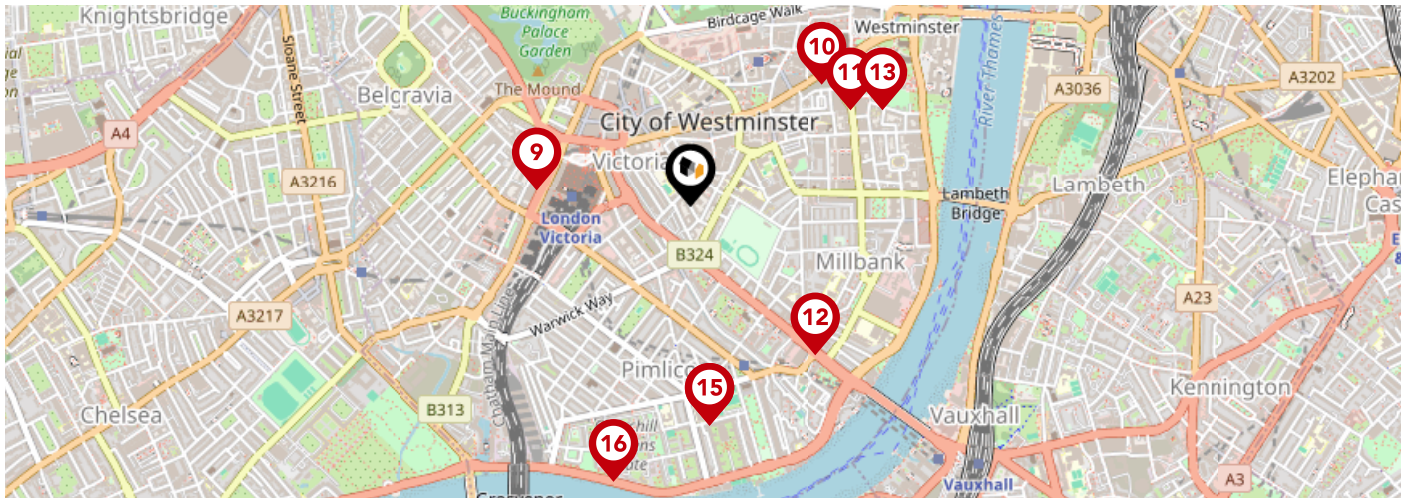


Listed Buildings in the local district	Grade	Distance
 1210118 - Clergy House And Archbishop's House	Grade II	0.0 miles
 1392546 - Former London Diocesan Girls' Friendly Society Hostel (st Mungos)	Grade II	0.0 miles
 1066495 - Diocesean Hall	Grade II	0.0 miles
 1265140 - Pair Of K6 Telephone Kiosks Outside Number 42 And United Westminster Almshouses	Grade II	0.1 miles
 1066500 - Westminster Cathedral	Grade I	0.1 miles
 1119723 - Westminster College (1950s Building)	Grade II	0.1 miles
 1235246 - United Westminster Almshouses	Grade II	0.1 miles
 1271080 - Police Station	Grade II	0.1 miles
 1264456 - Building On North Corner Of Rochester Row And Stillington Street	Grade II	0.1 miles
 1235247 - Church Of St Stephen	Grade II	0.1 miles

Area Schools

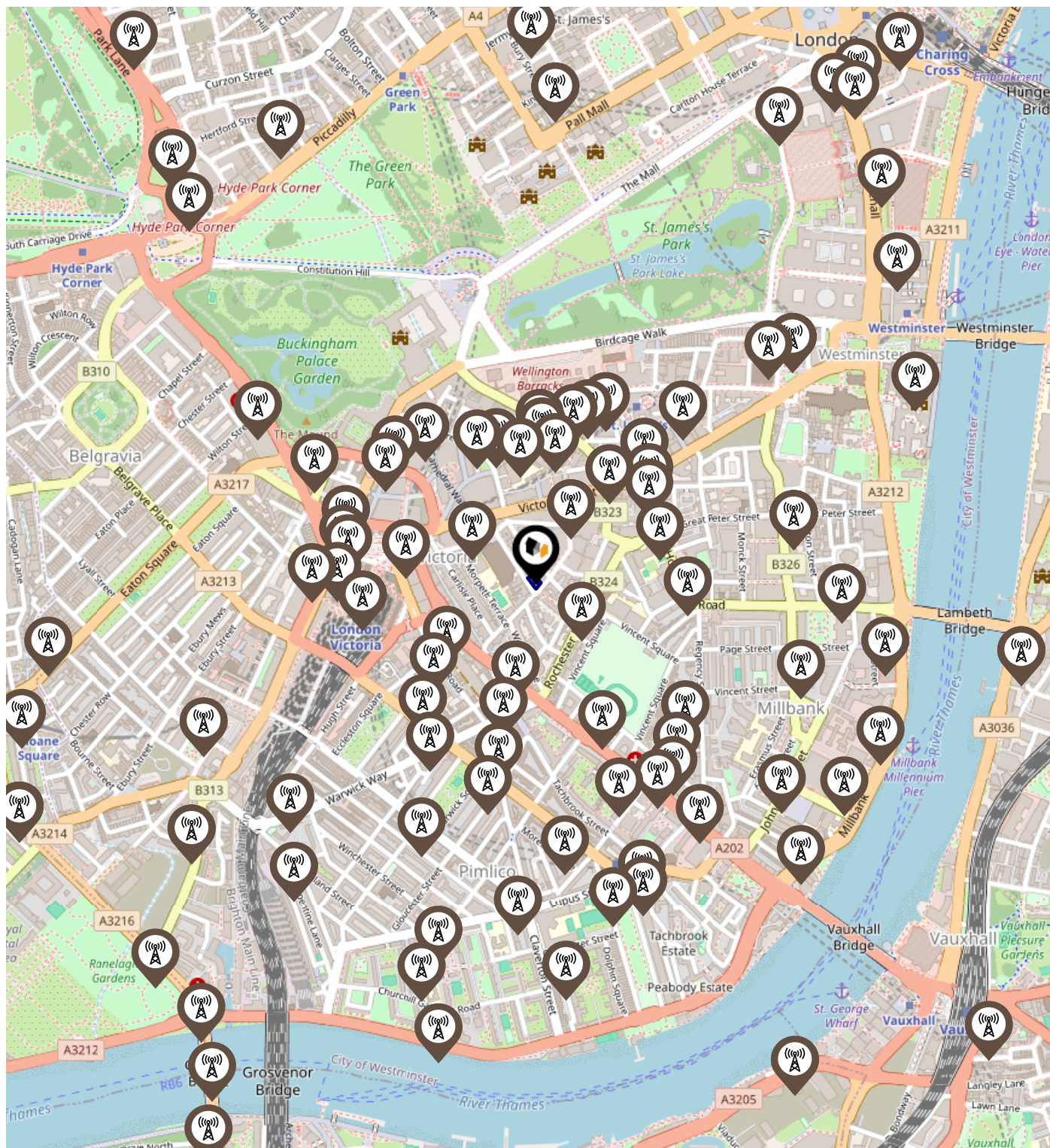


		Nursery	Primary	Secondary	College	Private
1	Westminster Cathedral Choir School Ofsted Rating: Not Rated Pupils: 270 Distance:0.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Vincent De Paul Catholic Primary 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"/>





		Nursery	Primary	Secondary	College	Private
9	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"/>
10	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"/>
11	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"/>
12	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"/>
13	Westminster School Ofsted Rating: Not Rated Pupils: 771 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	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"/>
15	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"/>
16	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"/>

Local Area Masts & Pylons

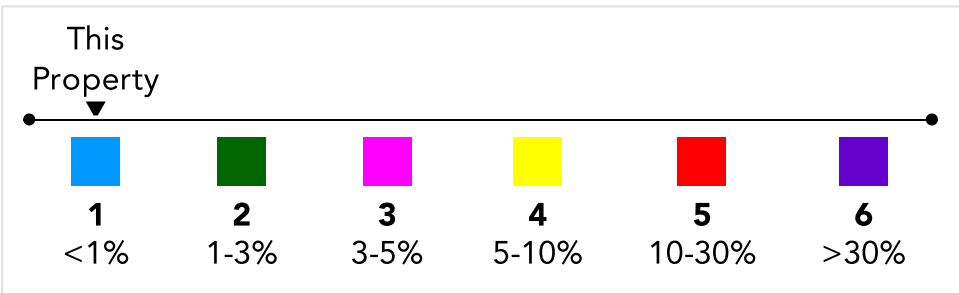
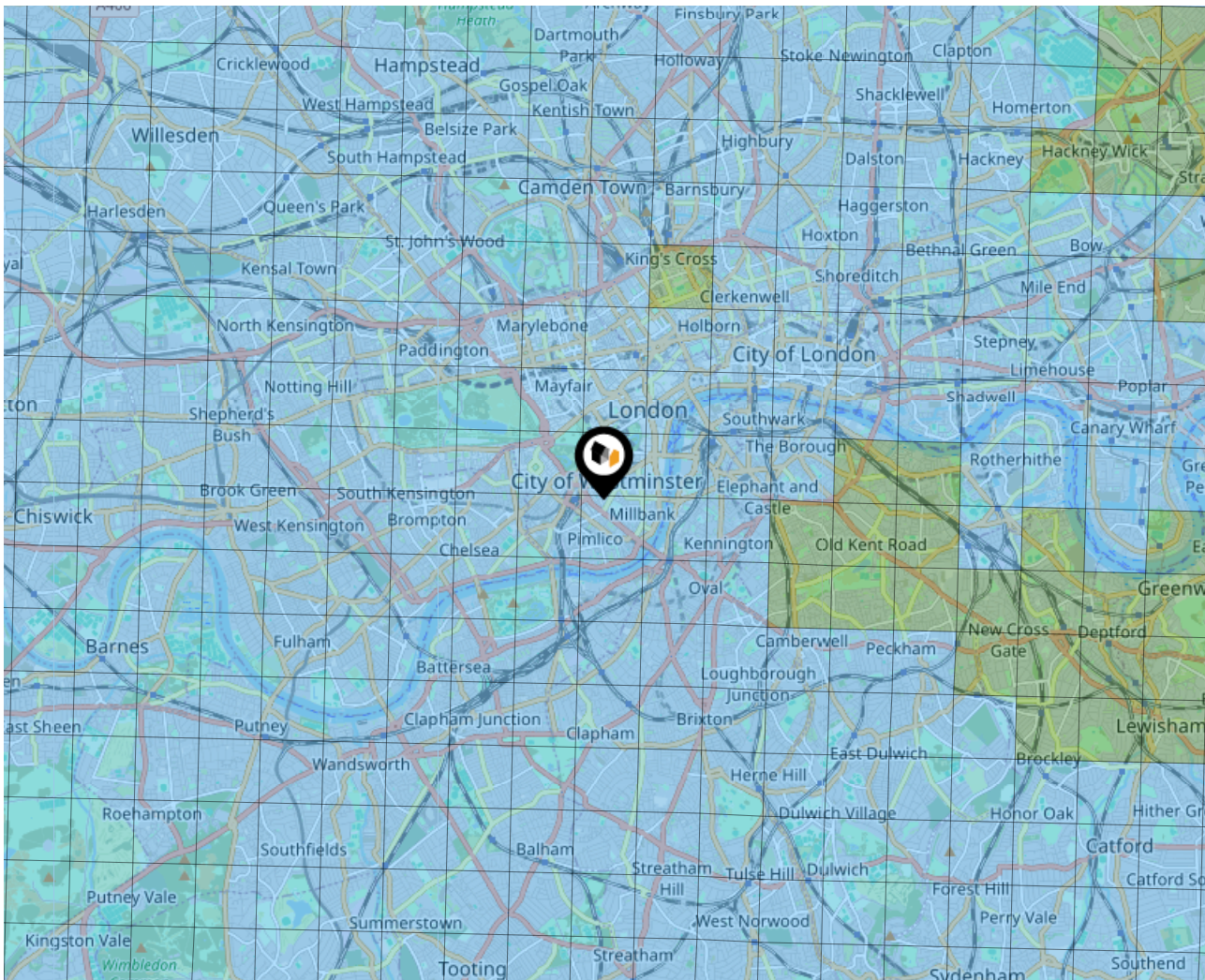


Key:

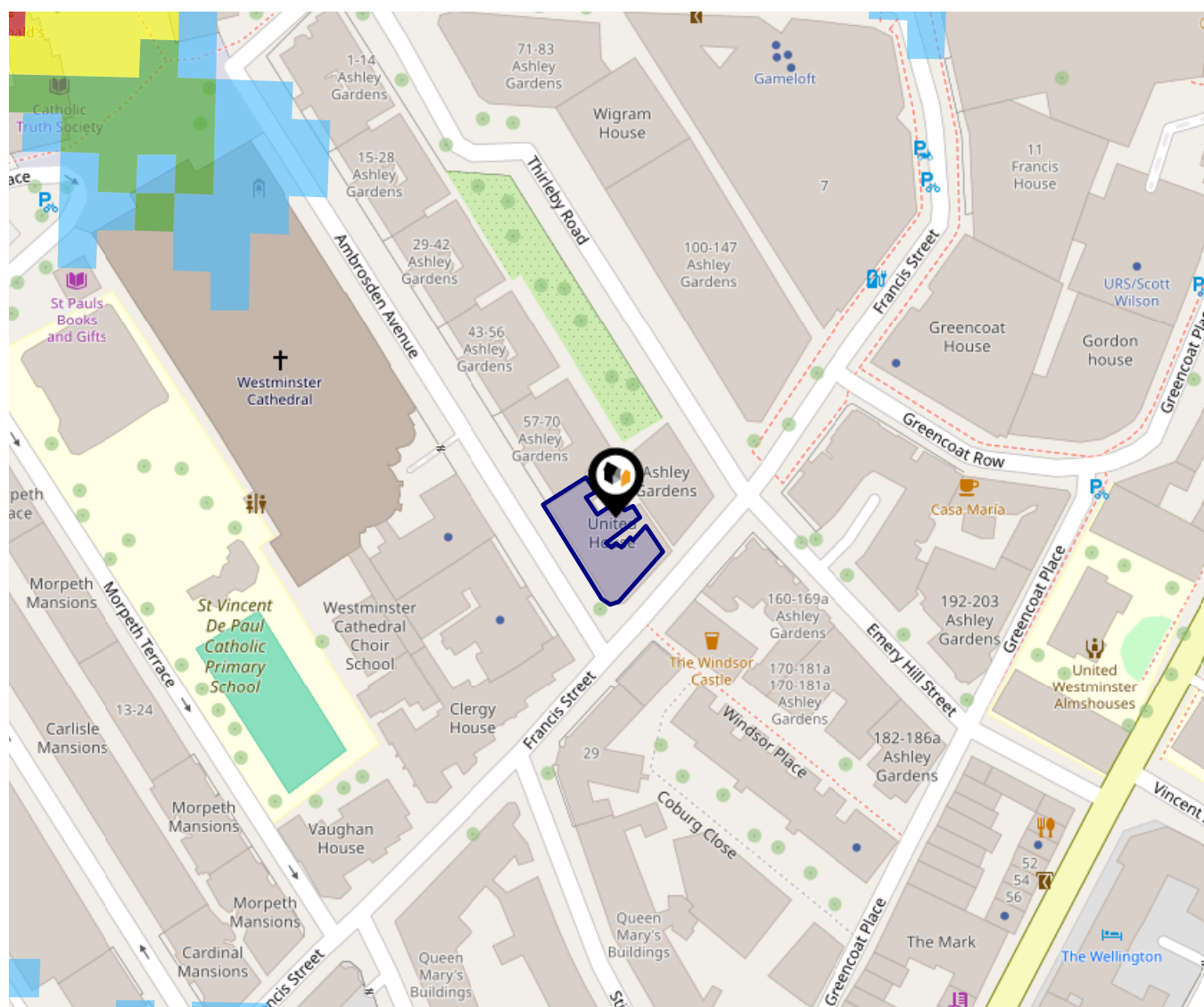
-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise



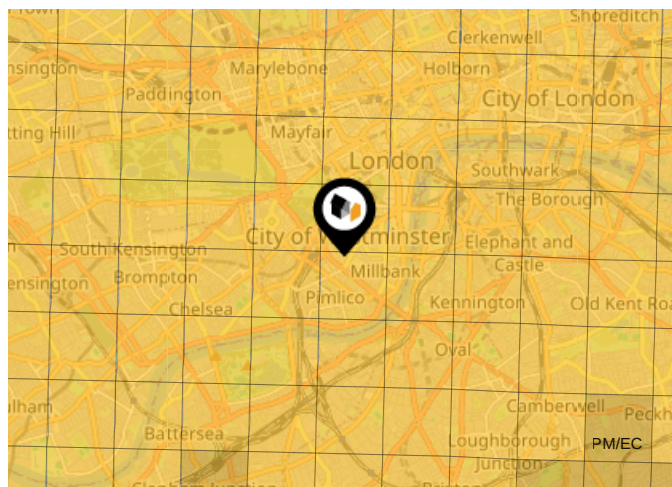
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

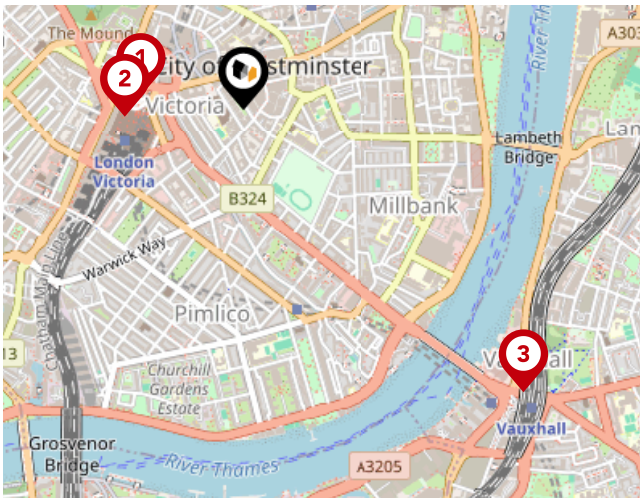
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

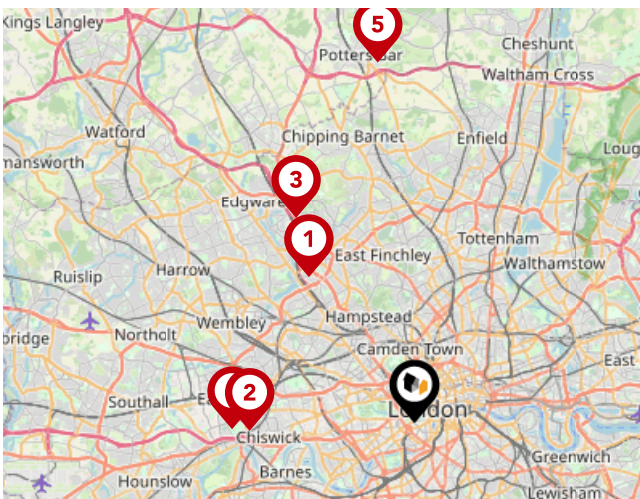
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area Transport (National)



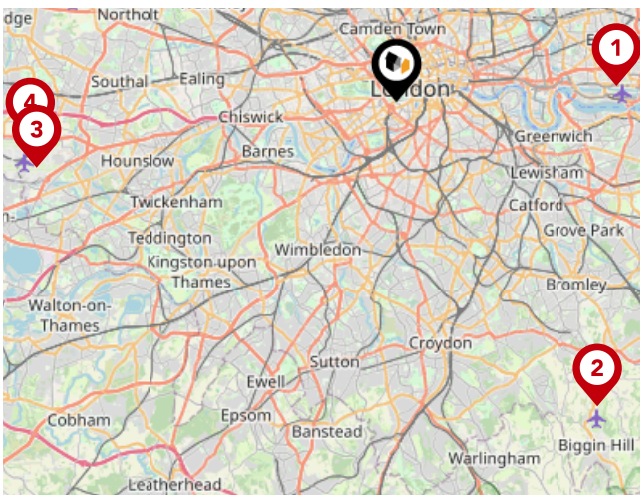
National Rail Stations

Pin	Name	Distance
1	Victoria Station	0.24 miles
2	London Victoria Rail Station	0.28 miles
3	Vauxhall Rail Station	0.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J1	6.66 miles
2	M4 J1	6.13 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

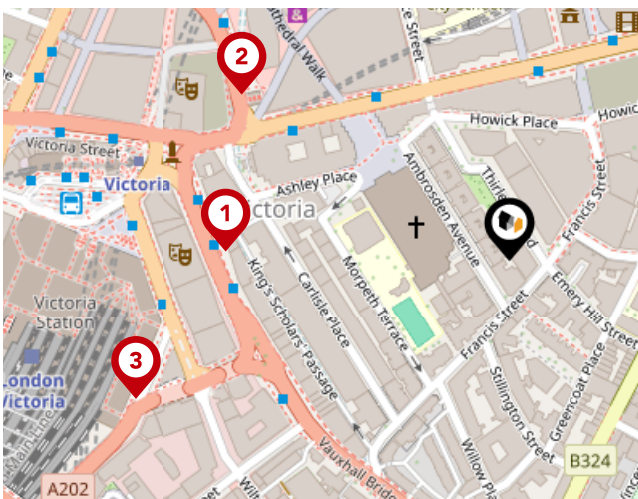
Area

Transport (Local)



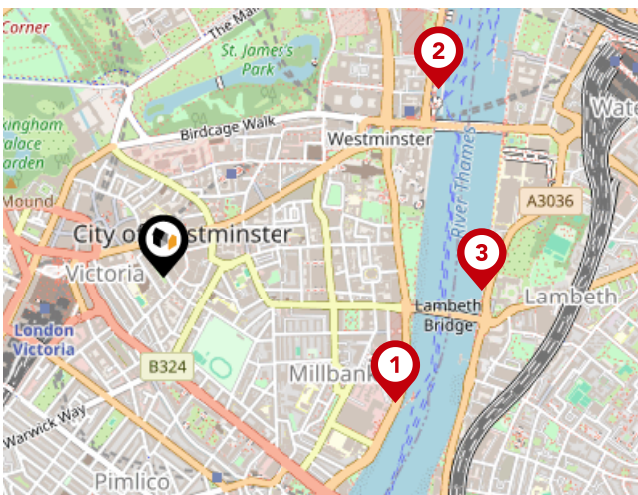
Bus Stops/Stations

Pin	Name	Distance
1	Westminster City Hall	0.12 miles
2	Rochester Row	0.16 miles
3	Westminster City Hall	0.15 miles
4	Westminster Cathedral / Victoria Station	0.15 miles
5	Neathouse Place	0.15 miles



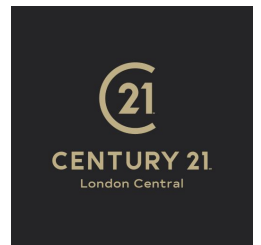
Local Connections

Pin	Name	Distance
1	Victoria Station	0.16 miles
2	Victoria Station	0.18 miles
3	Victoria Station	0.23 miles



Ferry Terminals

Pin	Name	Distance
1	Millbank Pier	0.61 miles
2	Westminster Pier	0.77 miles
3	Lambeth Pier	0.73 miles



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 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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