



Hunter Estates

ASHLEY GARDENS, THIRLEBY ROAD, LONDON SW1



SPACIOUS, EXCEPTIONALLY LIGHT AND OVERLOOKING GARDENS

A well-proportioned and versatile two/three bedroom, 3rd floor, mansion flat, approximately 1,251sqft (116sqm), offering excellent lateral space, high ceilings and an abundance of natural light. The accommodation comprises a generous reception room, ideal for entertaining, a well sized principal bedroom, complemented by a family bathroom, an additional shower room, a second bedroom and a study/bedroom providing further flexibility for home working or as a guest bedroom. The three main rooms overlook the gardens with French doors opening onto two balconies. Ashley Gardens is a prestigious, well maintained mansion block benefiting from lift access and 24hr portage. Superbly located within the Westminster Cathedral Conservation area, moments from the excellent amenities of Victoria Street, Cardinal Place and Nova, with their wide selection of restaurants, cafes and shops. Transport links are exceptional, with Victoria Station (Underground, mainline and Gatwick Express) nearby, and the green open spaces of Green Park and St James's Park within easy walking distance.

Entrance Hall ♦ 1-2 Reception Rooms ♦ Kitchen ♦ 2-3 Bedrooms ♦ 2 Bathrooms

Video Entryphone ♦ Lift ♦ Independent Central Heating ♦ Hot water en block
24 hour Porters ♦ Residents on Street Parking

TERMS: As advised by the Vendor
TENURE: 980 years plus Share of Freehold
SERVICE CHARGE: £7,000.00 Approximately Per Annum
PRICE: **£1,200,000.00 - Subject to Contract**

50 Rochester Row London SW1P 1JU

Telephone: 020 7828 2143 • Facsimile: 020 7931 7622 • E-mail: sales@hunterestates.com

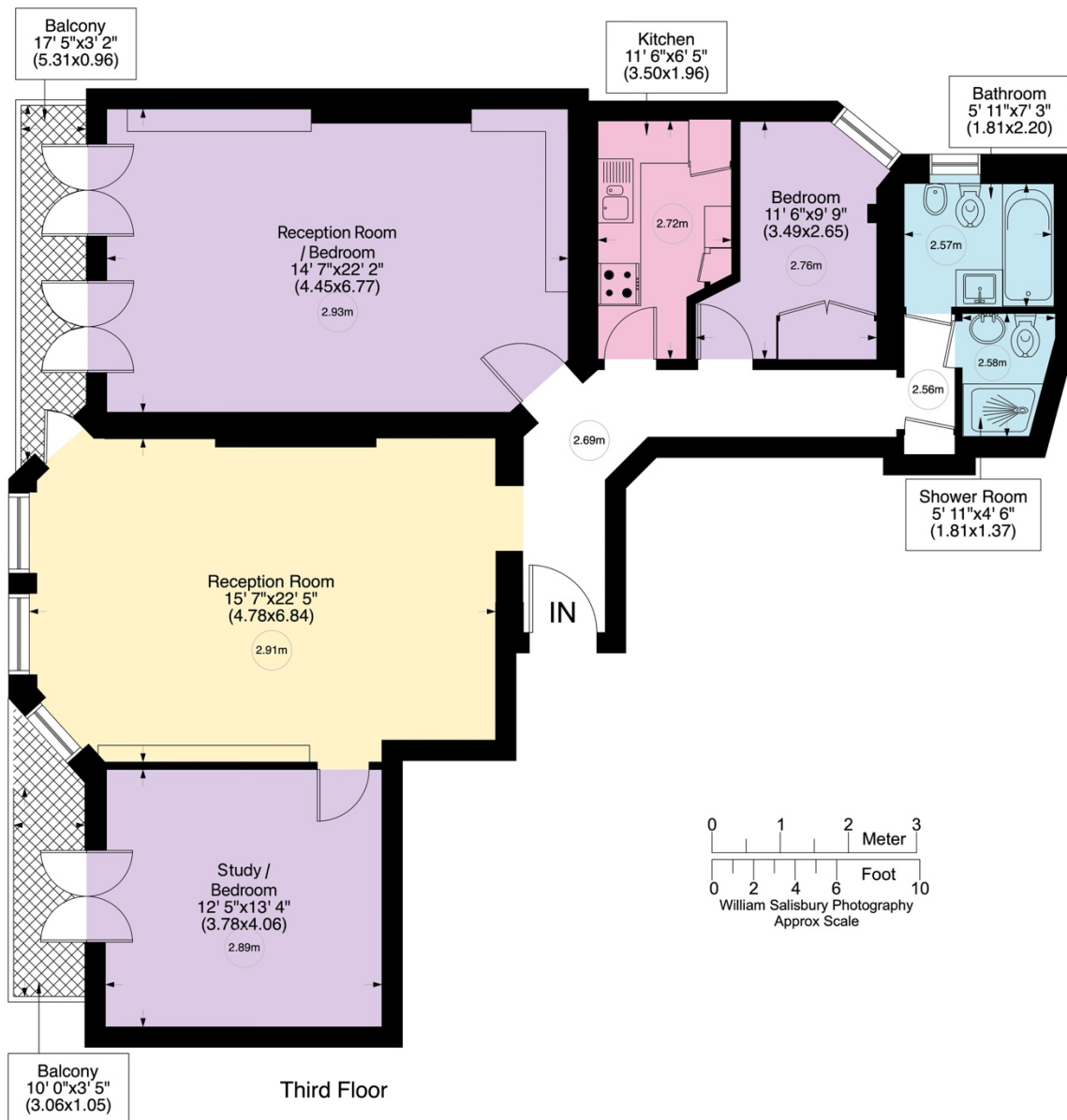
These particulars are for guidance only and should not form part of any contract to purchase. Intending purchasers should satisfy themselves as to the accuracy of measurements and information given, prior to contract.

Ashley Gardens SW1

Gross internal area (approx.)
116 Sq m (1251 Sq ft)



For identification only, Not to Scale
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Not to Scale, for guidance only and must not be relied upon as a statement to fact.

All measurements 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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