



Substantial three bedroom mansion flat within a renowned building.

Ashley Gardens, Emery Hill Street, London, SW1P

Guide Price £2,250,000 Leasehold (193 years remaining)



Substantial three/ four bedroom lateral mansion flat • Fourth bedroom can be used as a study • Two reception rooms • Leasehold approximately 193 years remaining • Superb transport links

Local Information

Ashley Gardens forms a very highly regarded group of mansion blocks in the heart of Westminster, forming part of a peaceful residential area surrounding Westminster Cathedral. Located to the south of St James's Park and to the east of Victoria, this is a prime location convenient for iconic landmarks including Buckingham Palace and St James Park, and Westminster Abbey, Houses of Parliament and the Tate Britain Gallery.

Transport connections are superb, with Victoria Railway Station offering mainline national connections and the Gatwick Express, as well as underground services. St James Park and Westminster underground stations are also convenient.

Victoria has recently seen a £2billion pound redevelopment which is now nearing completion. This has provided a significant enhancement of lifestyle living with a Curzon Cinema, and Andrew Lloyd Webber's 'The Other Palace' theatre accompanying the historical Victoria Palace Theatre which is currently hosting Hamilton and the Victoria Apollo.

Westminster and Victoria is also becoming a destination for food, with brands ranging from Sourced Market, Stix and Sushi, Jamie Oliver and Jason Atherton, to

award winning and Michelin starred restaurants such as Quilon, Roux at Parliament Square, A Wong, and the Cinnamon Club; there are also artisan coffee houses such as Iris and June, and The Coffee Geeks, all contributing to a modern diverse and thriving local scene.

About this property

Beautifully arranged property with generous living space and an array of bedrooms.

This is an apartment that provides excellent accommodation for a family or anyone seeking a large lateral home in Central London.

Accommodation briefly comprises two elegant reception rooms, separate kitchen/ breakfast rooms, four bedrooms and two bathroom and additional WC. The fourth bedroom could be used a study.

Tenure

Leasehold (193 years remaining)

Local Authority

City Of Westminster

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Westminster & Pimlico Office.

Telephone: +44 (0) 203 430 6860.





Ashley Gardens, Emery Hill Street, London, SW1P
Gross Internal Area 2123 sq ft, 197.2 m²

Service Charge – cica £3,476 per annum
Ground Rent - Peppercorn

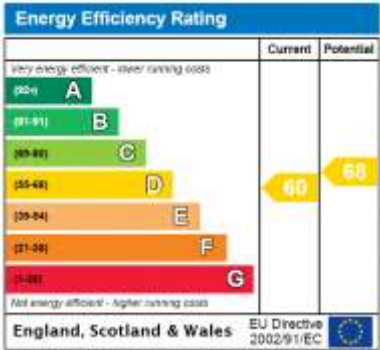
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Approximate Area = 197.2 sq m / 2123 sq ft
Including Limited Use Area (2 sq m / 21 sq ft)
For identification only. Not to scale.
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Ground Floor
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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