



Ashley Gardens, Emery Hill Street, London **SW1P**

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This stunning property consists of a generously proportioned entertaining space (drawing room and dining room) with high ceilings (approx. 3.1m), kitchen and separate utility area, three bedrooms (two with en suites), guest bathroom and modest balcony area. The apartment has Crestron-controlled audio-visual system and lutron lighting. The property is on a 51-year lease, our clients have commenced the process of obtaining a statutory lease extension of 90 years. All the terms relating to the statutory lease extension are agreed however it has been completed and the rights to the lease extension can be assignable to a buyer to complete for an additional premium.



Guide price: £3,100,000

Tenure: Leasehold: approximately 51 years remaining

Service charge: £7,500 per annum, reviewed every year, next review due 2025

Ground rent: £200 per annum, reviewed every 33 years, next review due 2047

Local authority: City of Westminster

Council tax band: G



Property features

The property comes with unallocated off-street parking, a live-in porter and lift access, together with a separate basement storage unit (not demised).

Located

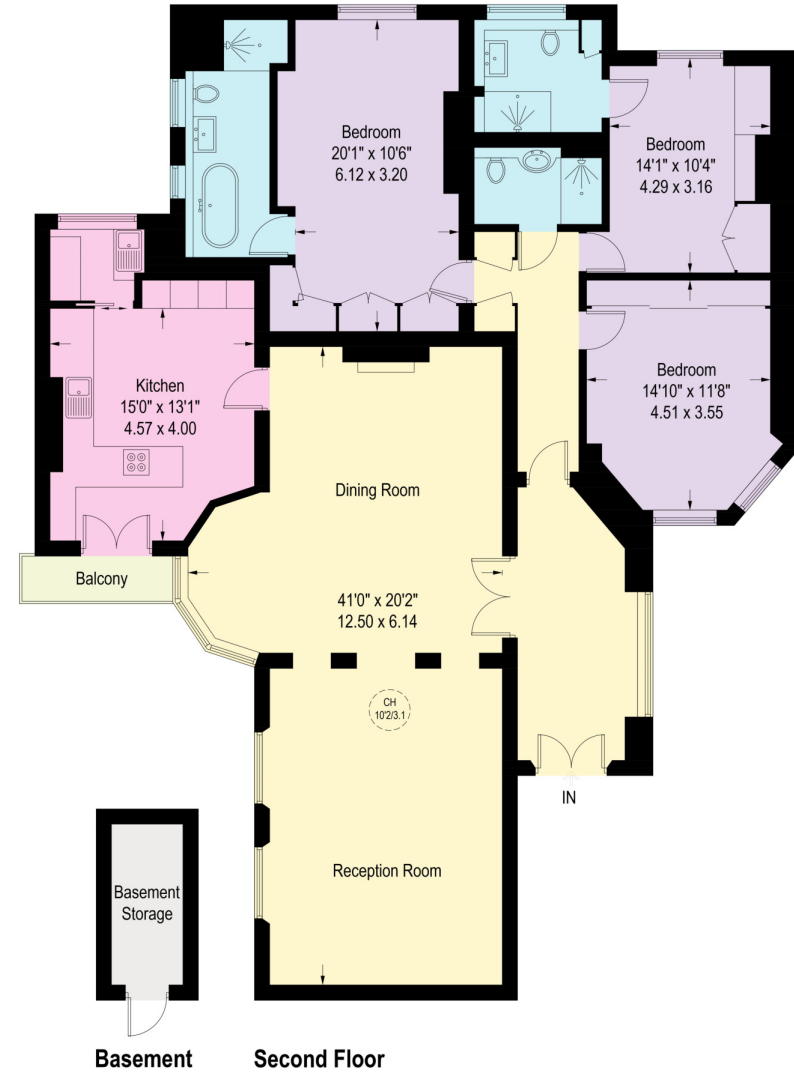
Situated near to Westminster Cathedral, its location is ideal as a central London base -located between Belgravia to the west and Mayfair to the north, St James's Park, Buckingham Palace and Green Park are a 5- minute walk. Transport links are excellent by virtue of the proximity to St James's Park tube (circle and district lines), Westminster tube (circle, district and jubilee lines) and Victoria station.



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**Approximate Gross Internal Floor Area
187 sq m / 2,012 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated May 2024. Photographs and videos dated April 2024.
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