



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

Ashley Gardens

London **SW1P**

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 50-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.



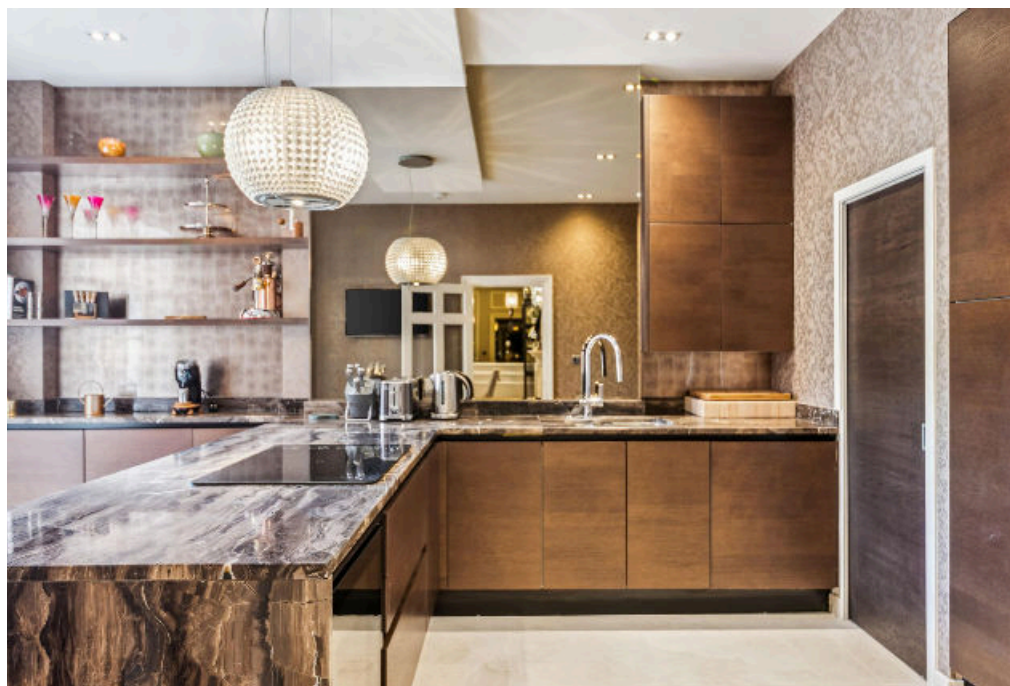
Guide price: £2,400,000

Tenure: Leasehold: approximately 50 years remaining

Service charge: £9000 per annum

Local authority: City of Westminster

Council tax band: G
Leasehold

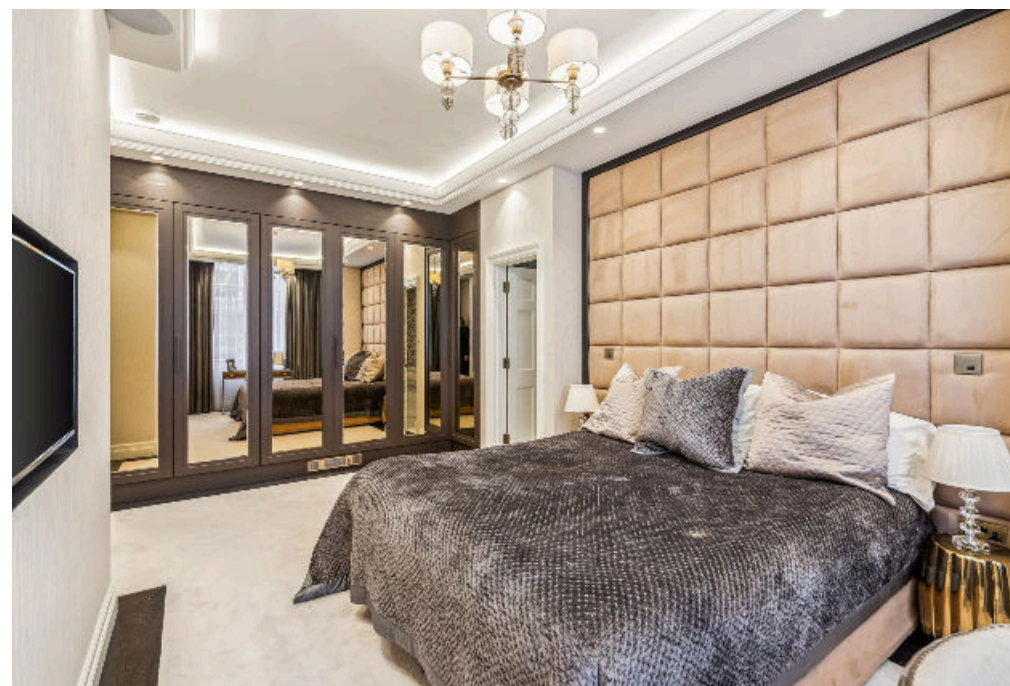


Property features

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

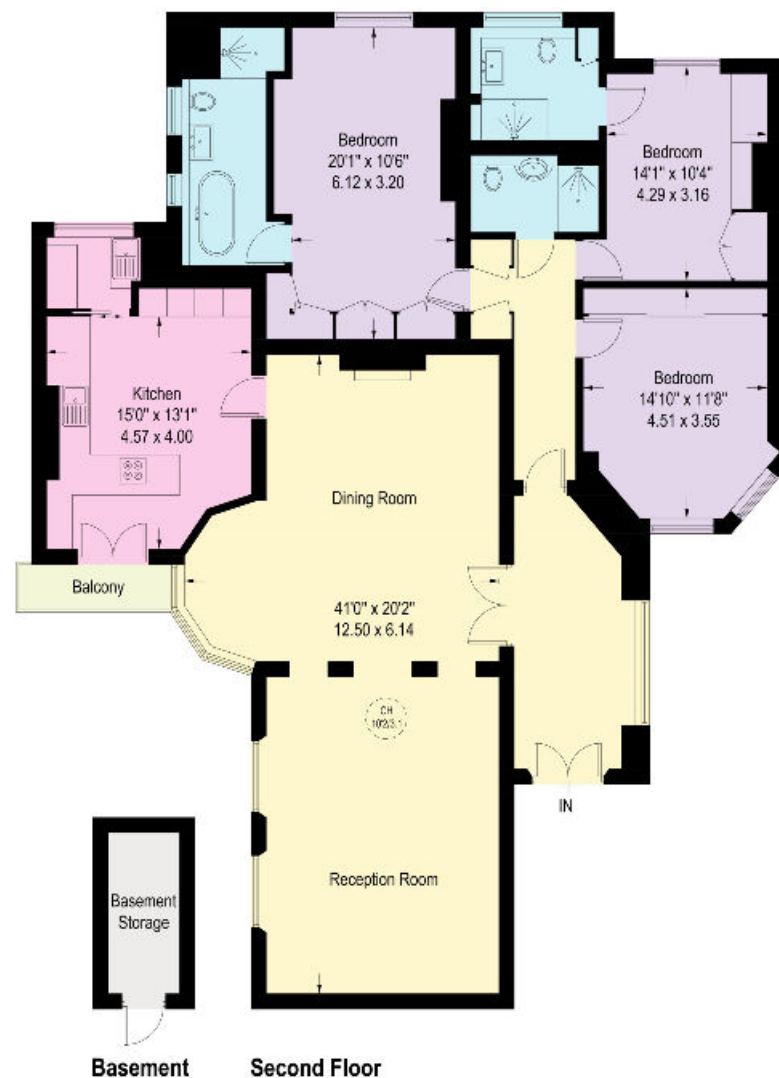
Situated near to Westminster Cathedral, its location is ideal as a central London base -located between Belgravia to the west and Mayfair to the north, St James's Park, Buckingham Palace and Green Park are local. Transport links are excellent by virtue of the proximity to St James's Park tube (circle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



Ashley Gardens, SW1P

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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I would be delighted to tell you more

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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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