

# Ashley Gardens, Westminster SW1P

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# Ashley Gardens

## Westminster SW1P

This lovely two bedroom, fifth floor, period mansion block flat is part of the very well cared-for and distinguished Ashley Gardens estate in the conservation area around Westminster Cathedral. It is spacious, light, peacefully quiet and in good condition. It comes with lift access and 24-hour porter services. The interior features a lovely, large reception room and equally generous main bedroom, both with elegant bay windows bringing in lots of light. It also features a second double bedroom, a large eat-in kitchen, a nice bathroom, plenty of cupboard space and high ceilings. Perfectly suited as a Central London residence, pied-a-terre or investment property. Ashley Gardens is a delightful, tranquil enclave in the heart of Westminster.



**Guide price:** £1,070,000

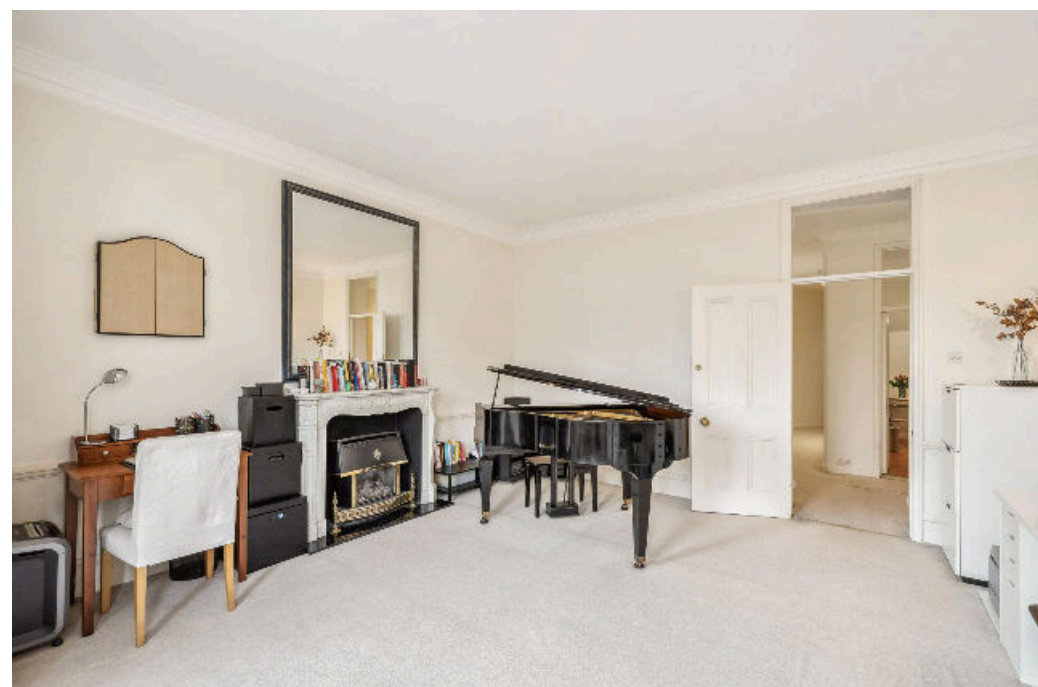
**Tenure:** Leasehold/Share of freehold with approximately 985 years remaining

**Service charge:** Approximately £7,680 per annum. Reviewed annually

**Ground rent:** £80 per annum, fixed for the term of the lease

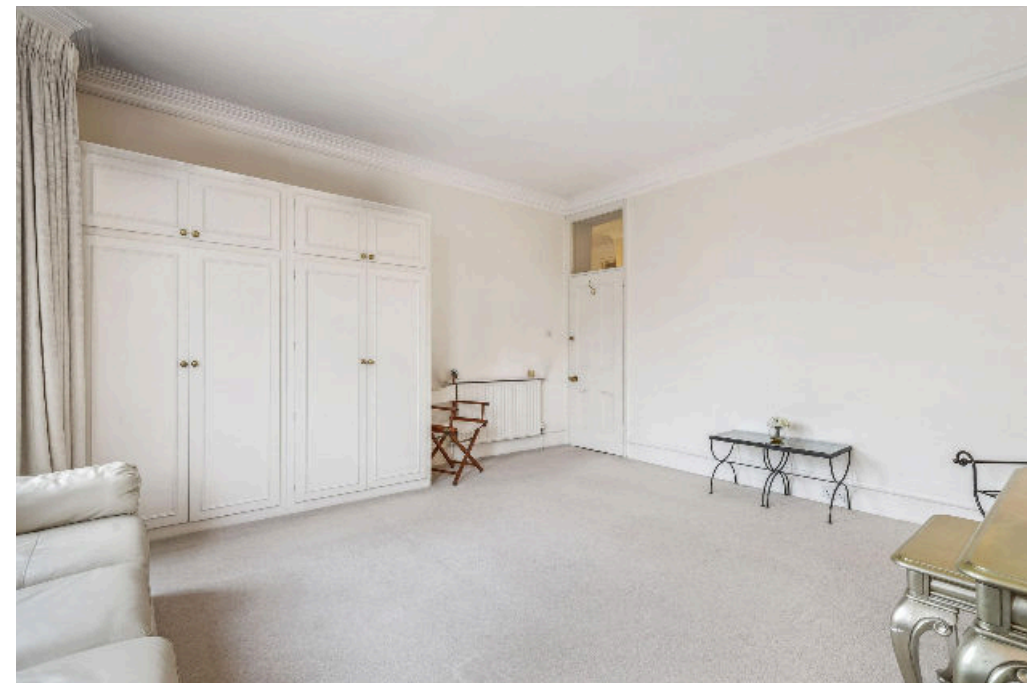
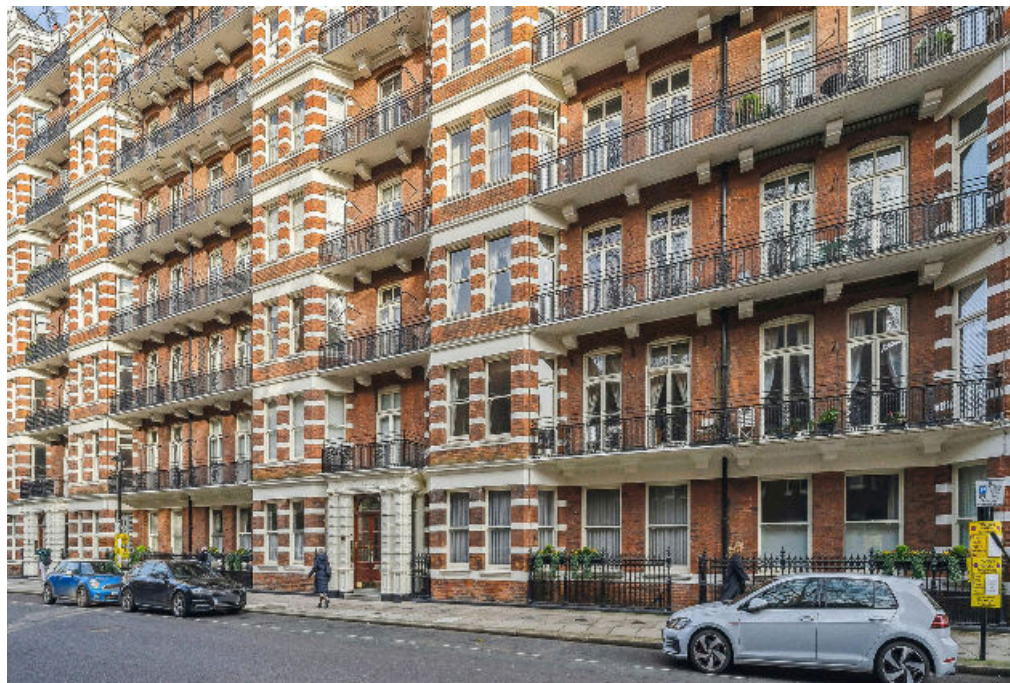
**Local authority:** City of Westminster

**Council tax band:** F



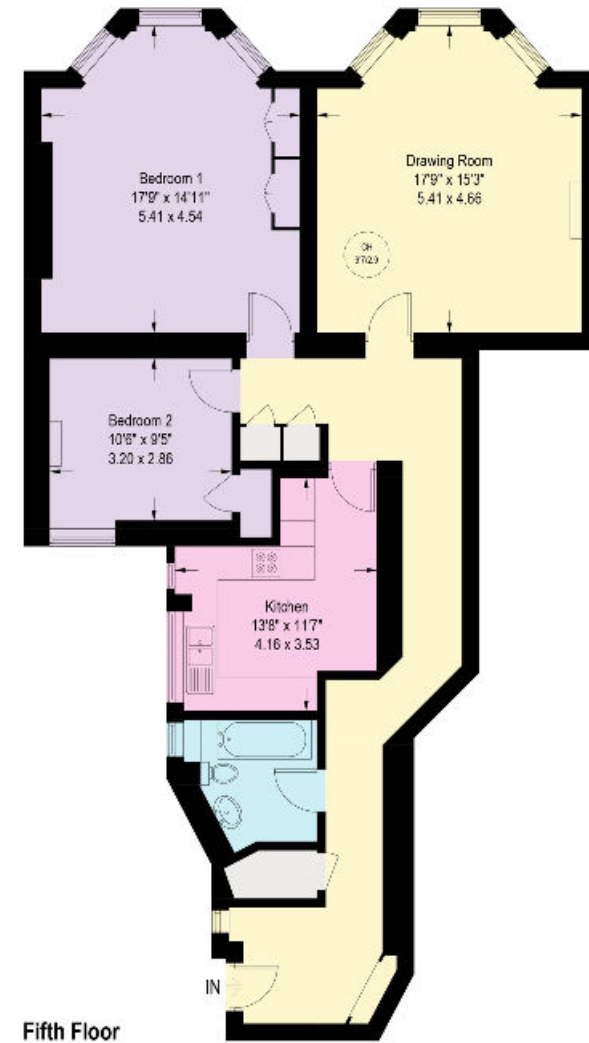


An easy walk to Victoria/Pimlico shops, major transport links (Victoria Station; St James's Park Underground), two of the Royal Parks and many iconic London landmarks. Within easy reach of all that Central London has to offer.



**Approximate Gross Internal Floor Area  
102.6 sq m / 1104 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.



**Knight Frank**  
Belgravia Sales  
47 Lower Belgrave Street  
SW1W 0LS

We would be delighted to tell you more  
**Chris Mulry**  
+44 20 7881 7727  
chris.mulry@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



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 January 2024. Photographs and videos dated January 2024.  
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