



Ashley Gardens, London SW1P

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# Ashley Gardens

## London SWIP

Located in the prestigious Ashley Gardens on Thirleby Road, this exceptional four- five bedroom apartment offers an expansive floor area of approximately 3,106 square feet. Situated on the fifth floor, accessible by lift, this apartment is brimming with character and features a delightful south-facing aspect that provides expansive views.

Upon entering the apartment, you are greeted by a spacious entrance hall with impressive 3-meter ceiling heights, There are two reception rooms that face south, ensuring an abundance of sunlight throughout the day. There are French doors that open on to a balcony offering a delightful view. The large eat-in kitchen has ample storage and a utility room. A guest w/c adds to the practicality of this well-designed apartment.



**Guide price:** £3,900,000

**Tenure:** Available Share of Freehold with Leasehold: approximately 91 years remaining

**Service charge:** £14,000 per annum, reviewed annually

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** H

The principal bedroom benefits from a dressing room and en suite bathroom, allowing for privacy and comfort. The second bedroom is generously proportioned and includes fitted wardrobes and en suite. Two additional bedrooms provide versatile living space, suitable for accommodating guests, setting up a home office, or creating a playroom. A separate family bathroom ensures convenience and functionality for residents and guests alike.

Adding to its allure, this property benefits from a share in the freehold company, offering a sense of ownership and investment in the building.





## Location

The location of Ashley Gardens on Thirleby Road is highly sought-after, providing a prestigious address and access. Nearby amenities, including shops, and restaurants along Victoria Street. Transport links include Victoria underground and mainline station (Gatwick Express, Southeastern and Southern services) is 0.3 miles away. St James's Park underground station is 0.4 miles away, and Pimlico underground station is 0.6 miles away. Westminster underground station is 0.8 miles away. (All times and distances are approximate).



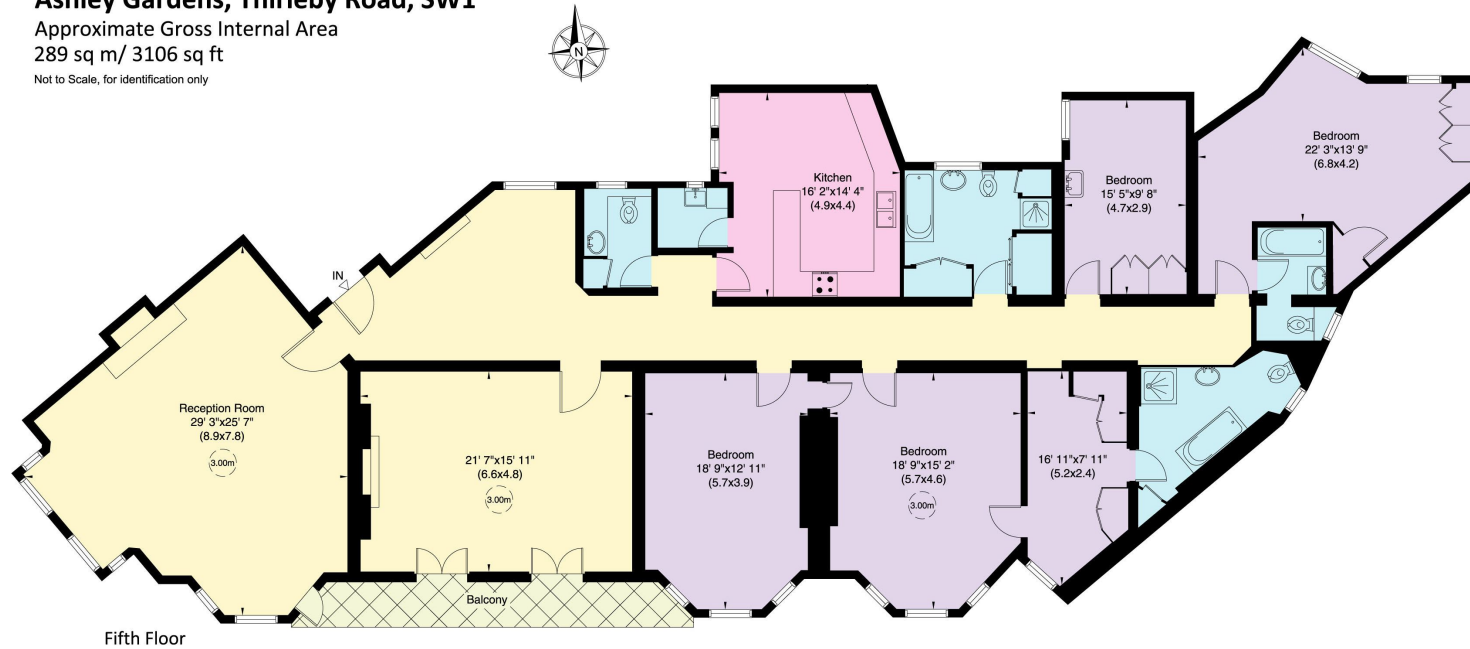


## Ashley Gardens, Thirleby Road, SW1

Approximate Gross Internal Area

289 sq m/ 3106 sq ft

Not to Scale, for identification only



Fifth Floor

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

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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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