

Ashley Gardens, Ambrosden Avenue SWIP





# Ashley Gardens

## London **SW1P**

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Located in the highly regarded Ashley Gardens mansion blocks on Ambrosden Avenue. This is a four bedroom first floor flat of grand proportions, offering exceptional and expansive living space. Having been with the same owner for over 50 years, it would give an incoming purchaser the opportunity to refurbish the property.

The position of the flat provides commanding views across Westminster Cathedral Piazza. Ashley Gardens is located within the Westminster Cathedral conservation area, close to Buckingham Palace and the open spaces of Green Park and St James' Park.



**Guide price:** £2,700,000

**Tenure:** Share of freehold plus leasehold, approximately 985 years remaining

**Service charge:** £13,000 per annum, reviewed every year, next review due 2025

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

**Local authority:** City of Westminster

**Council tax band:** H







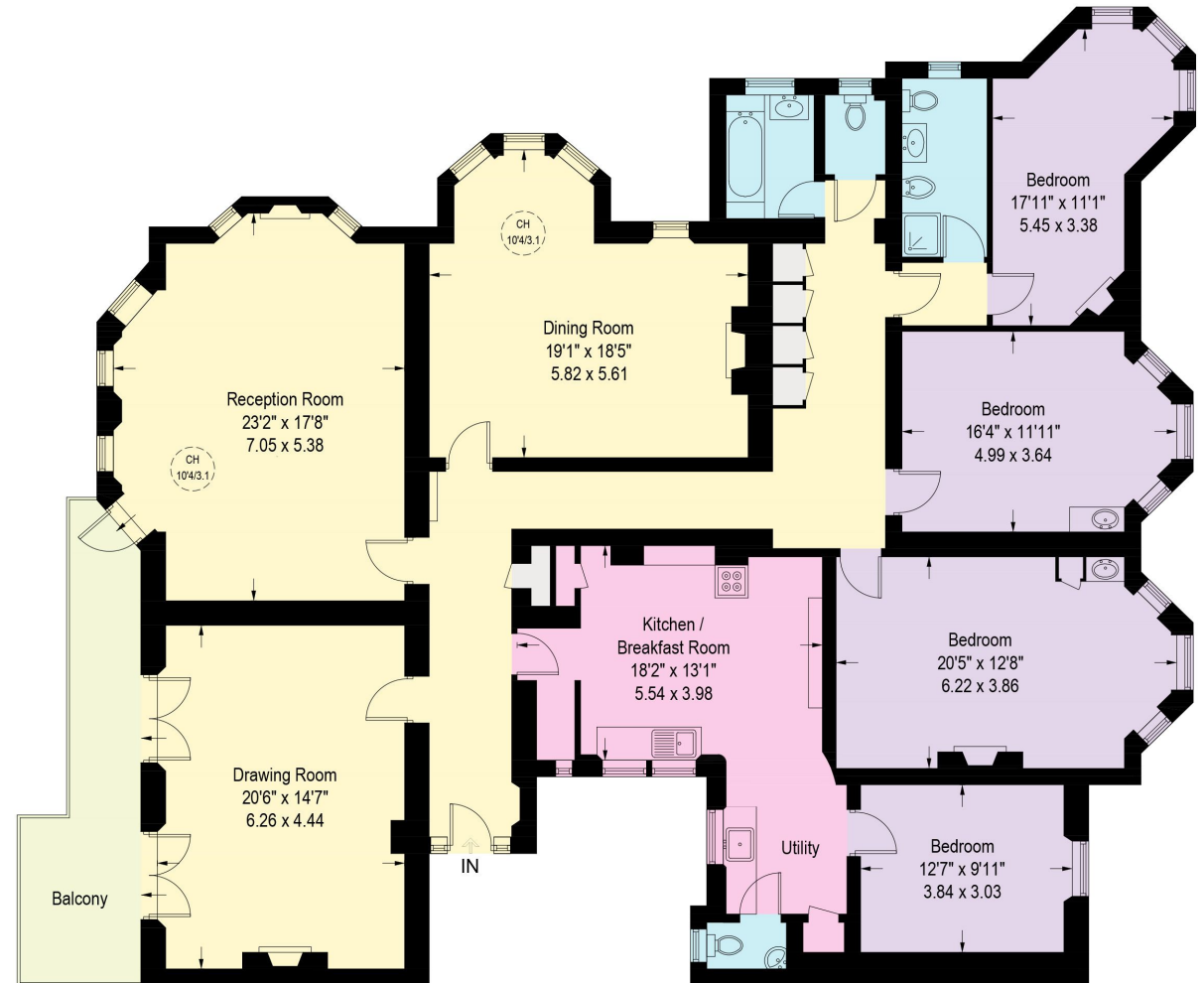
Following the regeneration of Victoria there is now a fabulous range of local shops, bars and restaurants. Transport links from Victoria are extensive with access to the underground, overground and local bus routes.



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**Approximate Gross Internal Floor Area**  
**243.8 sq m / 2624 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.



First Floor

Knight Frank

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We 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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