

Ashley Gardens, London SW1P



Ashley Gardens

London **SW1P**

This exquisite two-bedroom flat on the fourth floor of a well-maintained mansion block, complete with 24-hour porter service and lift access. The property has been lovingly refurbished to the highest standards, boasting bespoke dimmable LED lighting and a state-of-the-art Sonos sound system throughout.

An elegant living room, featuring a stunning Calacatta Oro pride of Italy centrepiece, bespoke joinery, solid wood floorboard surround with bronze trim. The property is further enhanced by Corston architectural details.



Guide price: £1,495,000

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

Service charge: £7,595.88 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: F





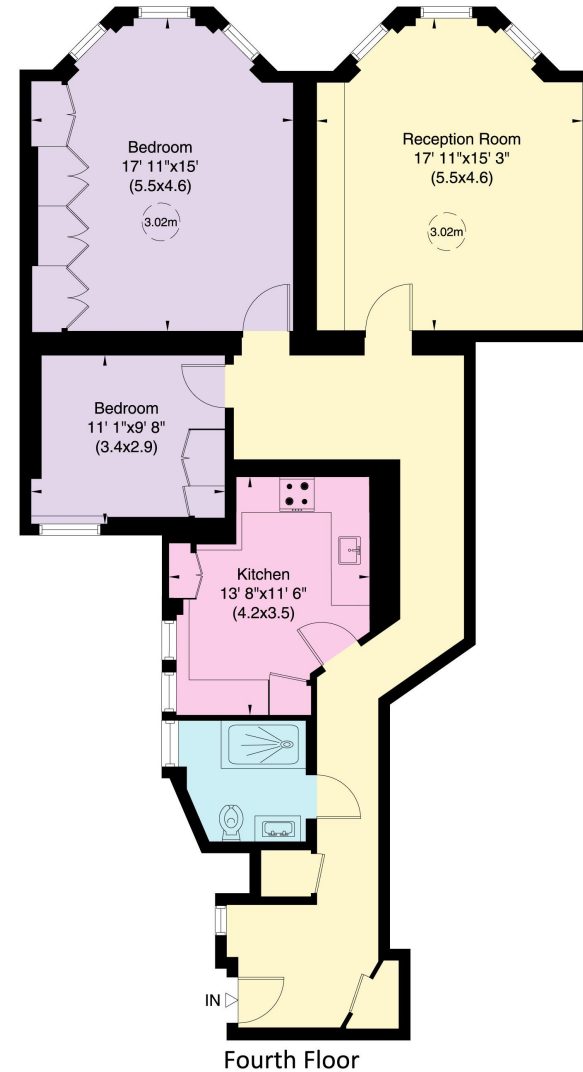
Victoria station (Underground, Gatwick Express, Southeastern and Southern services) is 0.3 miles away. St James's Park station is 0.4 miles away, and Pimlico underground station is 0.6 miles away -All times and distances are approximate).



Ashley Gardens, SW1P

**Approximate Gross Internal Floor Area
104 sq m / 1,117 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.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated June 2024. Photographs and videos dated June 2024.
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.