



Ashley Gardens, Ambrosden Avenue **SW1P**

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# Ambrosden Avenue **SWIP**

A spacious and light-filled four-bedroom apartment in prestigious Ashley Gardens, featuring elegant interiors, great views, share of freehold.

This stunning apartment, located on the third floor, boasts an exceptional amount of natural light thanks to its unique position directly opposite a gap in the architecture of Westminster Cathedral. Large, elegant windows allow sunlight to flood the space, creating a bright and welcoming atmosphere.

•We have been unable to obtain the ground rent review date. Please make your own enquiries.



**Guide price:** £2,750,000

**Tenure:** Share of freehold plus leasehold, approximately 971 years remaining

**Service charge:** £11,813.40 per annum, reviewed annually. We have been unable to obtain the service charge review date. Please make your own enquiries.

**Ground rent:** £80 per annum•

**Local authority:** City of Westminster

**Council tax band:** H

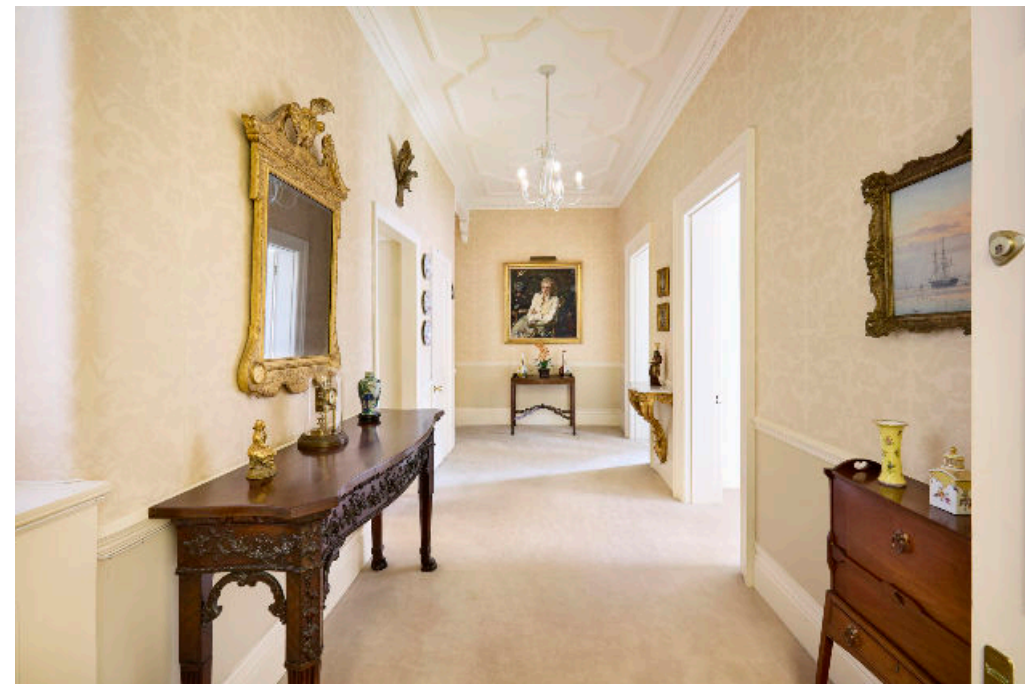


Upon entering the apartment there is a spacious hallway. To the right, two impressive reception rooms face southwest, leading to a charming Juliette balcony with delightful views of the Cathedral. Across the hallway, you will find a well-appointed eat in kitchen, featuring a large walk-in larder and a separate utility area.

The apartment offers four generously sized double bedrooms, each with present views. Two of the bedrooms benefit from built-in storage. The property is complete with two family bathrooms, and additional features include a porter service, a passenger lift

## Location Description

Situated within the Westminster Cathedral Conservation Area, Ashley Gardens is within a close proximity to local landmarks, including Buckingham Palace, the Houses of Parliament, and Westminster Abbey. This well-connected location, near Victoria, offers excellent proximity to schools, making it ideal for families and couples alike.





# Ashley Gardens, Ambrosden Avenue, SW1P

Approximate Gross Internal Floor Area  
203.73 sq m / 2193 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.



Third Floor

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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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Particulars dated September 2024. Photographs and videos dated September 2024.

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