



Ashley Gardens, Thirleby Road  
London, SW1P



*Beyond your expectations*



# An immaculate period mansion apartment

**Hamptons International**

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Reception Room | Kitchen | Master bedroom | En-Suite Shower Room | Bedroom two | Further Bedroom | Bathroom | Lift | Porter/Caretaker.

**Asking Price £1,595,000** Share of Freehold

## Description

A beautifully presented three bedroom apartment that has been completely refurbished to a high standard including a bespoke kitchen, stylish bathrooms and solid wooden floors. The accommodation has an excellent natural flow with well balanced rooms, a fantastic sense of volume and an abundance of character features. The building itself is a classic example of London mansion building and has the added advantage of a lift and porter/caretaker.

## Location

Ashley Gardens is one of Westminster's most sought after mansion buildings, located within the Westminster Cathedral conservation area. Close to the open spaces of Green Park and St James's Park, the numerous shops and restaurants at Cardinal Place and the transport links at both St James's Park and Victoria Stations.

## Additional Information

Share of Freehold

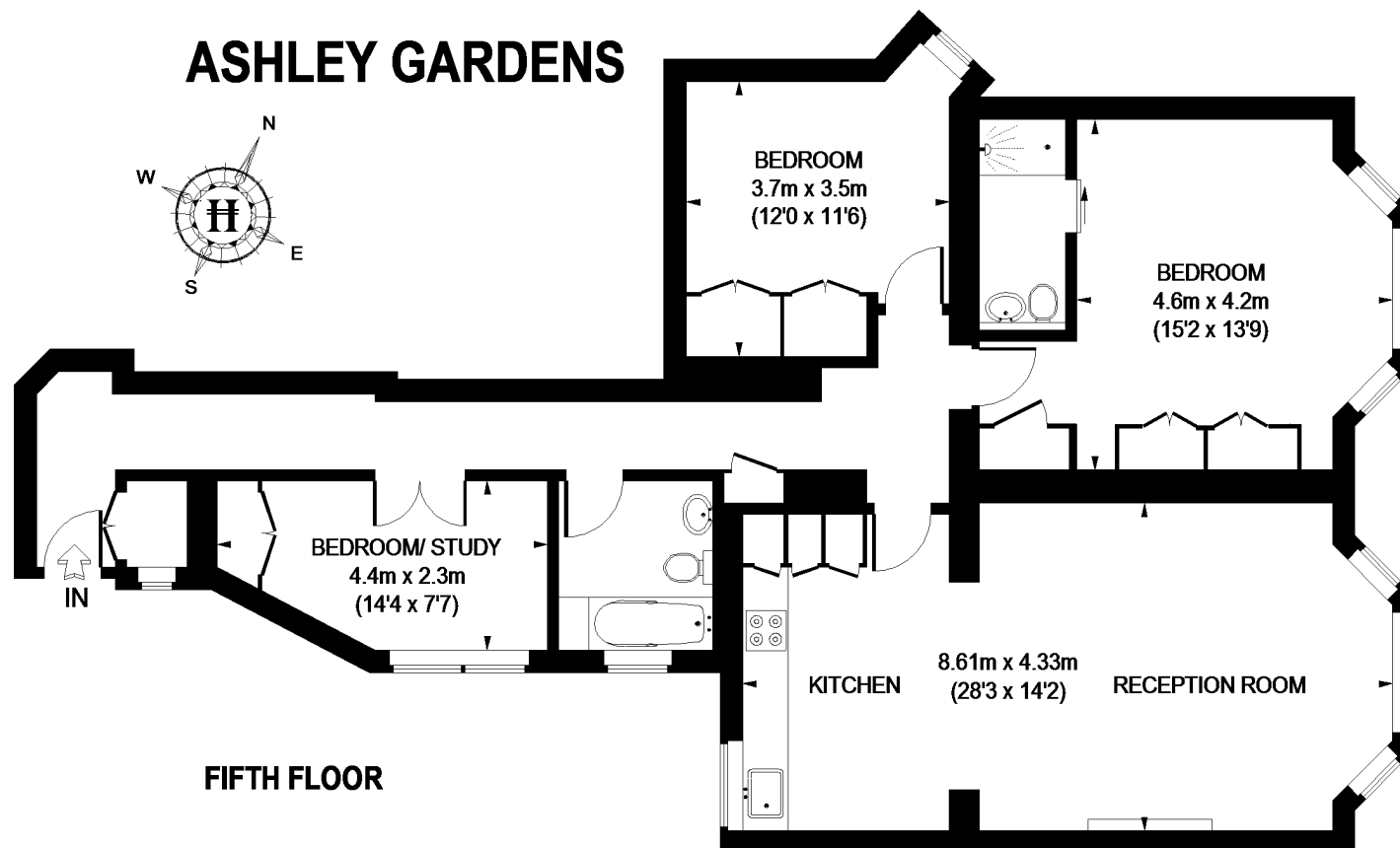
Service charge approximately £6000 p.a including hot water.

Joint Sole Agents Savills



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# ASHLEY GARDENS



**FIFTH FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
1195 SQ. FT. (111 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property. (ID98748)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

