

£500,000



## ASHLEY COURT MORTPETH TERRACE SW1P 1EN

A bright and spacious modern studio apartment located on the third floor.

This contemporary living space boasts high-end finishes and state-of-the-art amenities designed for both comfort and convenience.

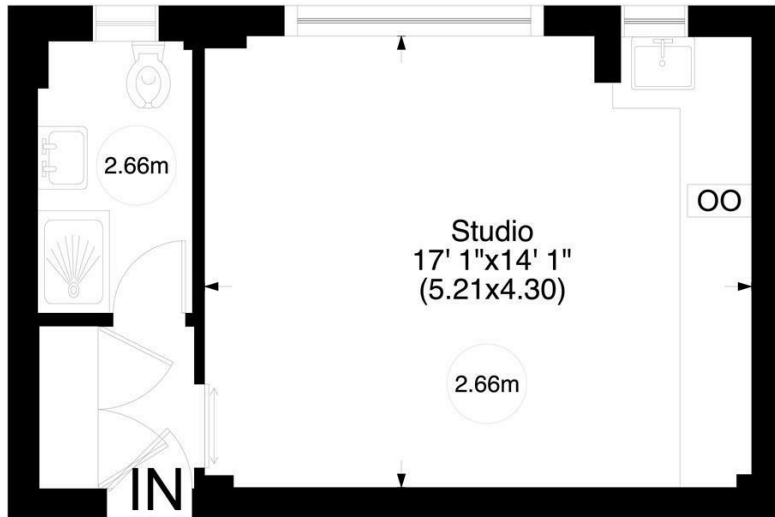
Key features include:

- Stunning quartz countertop
- A food waste disposer
- Grohe stainless steel kitchen sink mixer
- Custom cabinetry - providing ample storage
- LED strip lighting
- Full fibre (1 Gb) broadband
- Wall-mounted air conditioner
- Sustainable bamboo flooring
- LED coffered ceiling lighting
- A phone entry system



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**Ashley Court SW1P**  
 Gross internal area (approx.)  
 29 Sq m (314 Sq ft)  
 For identification only, Not to Scale



Third Floor

[www.virtualtours.london](http://www.virtualtours.london)

Not to Scale, for guidance only and must not be relied upon as a statement to fact. All measurements areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

## Key Information

**Service Charge - £3,350 p.a.**  
**(inclusive of reserve fund contribution)**  
**Ground Rent - Nil**  
**Tenure - Leasehold + Share of Freehold**  
**(960 years remaining)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Contact the office on:**  
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**020 7222 5510**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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