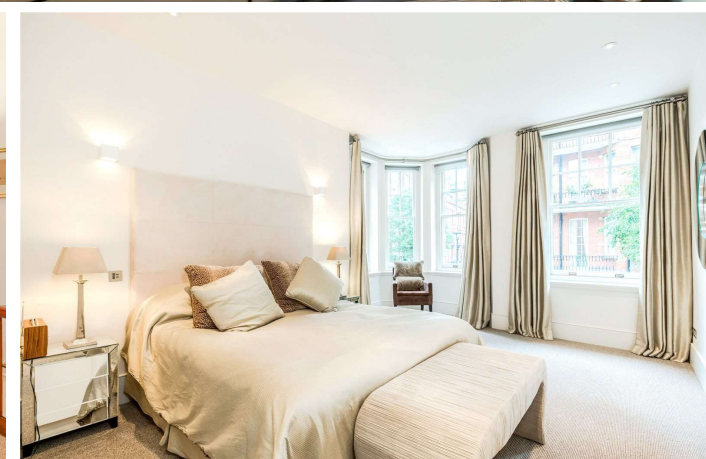




Ashley Gardens  
Emery Hill Street, SW1P









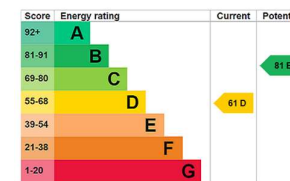
A perfect example of a very grand Victorian mansion flat located on the first floor boasting high ceilings and spanning a very generous 2,229 square feet.

This stunning home comprises four Bedrooms, a study, three bathrooms, a modern well equipped eat in kitchen with integrated appliances and a very impressive double aspect Reception and Dining room leading on to a private balcony. The property benefits from lift access, Porter and a Share of Freehold.

Emery Hill Street is located on a very quiet conservation area close to the magnificent Westminster Cathedral just moments from shopping and restaurants in Victoria Street and Cardinal Place. Nearby Pimlico with its street market and shops offers a village atmosphere while Victoria Station, providing national rail services and underground connections, is in close proximity. The Royal Parks at St James's and Green Park are not much further, as are many renowned and iconic landmarks such as Buckingham Palace, Westminster Abbey, the Houses of Parliament and the River Thames. West End theatres, galleries and the South Bank Arts Centres are within easy reach.

- A Very Impressive Mansion Flat Spanning 2,229 sqft
- Large Dual Aspect Reception / Dining Room
- Four Bedrooms and Three Bathrooms
- Modern Well-Equipped Kitchen
- Private Balcony
- Lift Access / Porter / Share of Freehold

Asking Price £2,750,000



**Tenure:** Share of Freehold (187 years and 6 months remaining on lease)

**Service Charge:** £10650 per annum (Approximately)

**Ground Rent:** £0 Peppercorn

**Local Authority:** Westminster

**Council Tax Band:** H

*Chestertons Westminster & Pimlico Sales*

105 Wilton Road

London

SW1V 1DZ

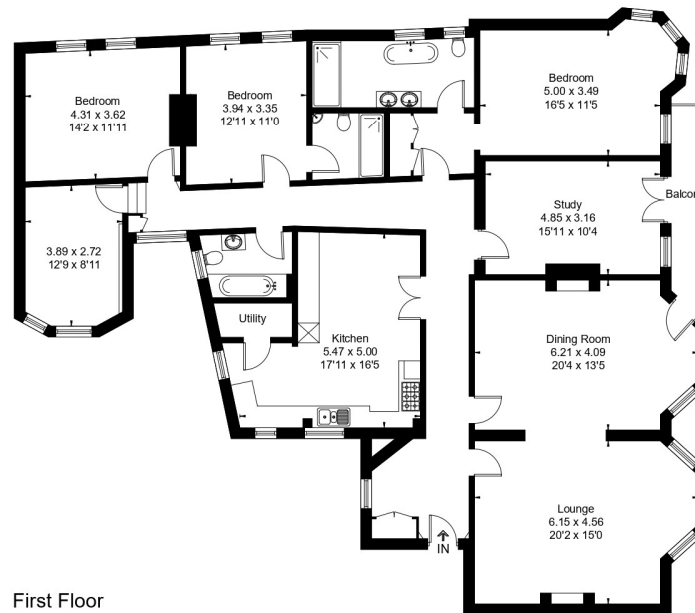
westminster@chestertons.co.uk

020 3040 8201

chestertons.co.uk

# EMERY HILL STREET, SW1P

Approximate Floor Area = 207.1 sq m / 2229 sq ft



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only @fourwalls-group.com #97126

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