



Ashley Gardens  
Emery Hill Street, SW1P

Asking Price £950,000

CHESTERTONS

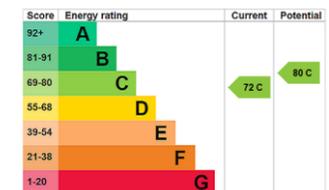




An impressive lateral 2 bedroom apartment located on the ground floor of this grand Victorian mansion block. The property comprises 2 bedrooms (One en-suite), family bathroom, separate kitchen, a dining room, and a large reception room with access onto a communal garden. There are numerous period features retained through-out the property and other benefits include a porter for Ashley Gardens.

The mansion flats, dating from the 1890s are located in a very quiet conservation area close to the magnificent Westminster Cathedral just moments from shopping and restaurants in Victoria Street and Cardinal Place with three theatres and a Curzon cinema. 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.

- Ground-floor lateral apartment within a grand Victorian mansion block
- Accommodation includes 2 bedrooms (one en-suite), a family bathroom, separate kitchen, dining room, and a large reception room.
- Reception room provides direct access to a communal garden
- Excellent transport links via nearby Victoria Station
- Situated in a quiet conservation area near Westminster Cathedral and moments from Victoria Street
- Offered with porter and no onward chain.



**Tenure:** Leasehold – Plus Share of Freehold 225 years from 24 June 1988

**Service Charge:** £7,764 Per Annum

**Ground Rent:** Peppercorn

**Local Authority:** City of Westminster

**Council Tax Band:** F

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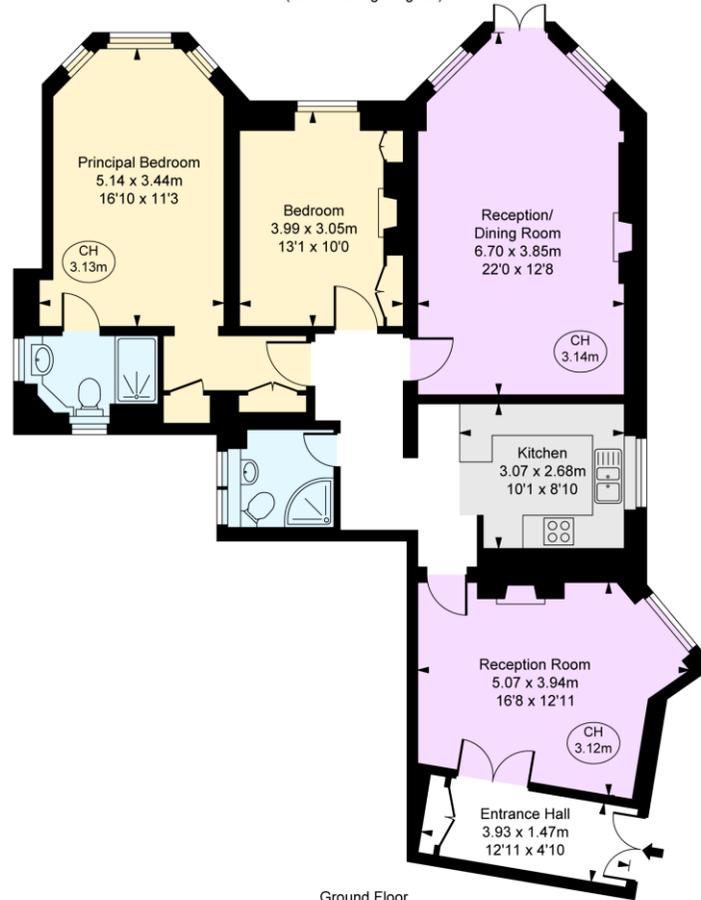
020 3040 8201

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Ashley Gardens,  
Emery Hill Street, SW1P  
Approximate Gross Internal Area  
107.57 sq m / 1,158 sq ft



( CH = Ceiling Heights )



Ground Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice.  
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