



Ashley Gardens, Ambrosden Avenue, Victoria SW1W

NAPIER WATT

T: 0207 935 0011
E: enquiries@napierwatt.co.uk
W: napierwatt.co.uk

Offers In Excess Of £1,950,000, Leasehold - Share of Freehold

35 Berkeley Square, Mayfair, London, W1J 5BF







Description

A spacious, (2,187 sqft / 202 sqm) four double bedroom, lateral apartment set within a sought-after mansion block. Situated on the third floor (with lift) of this substantial mansion block with views of Westminster Cathedral.

Internally, the apartment has high ceilings of 3m through out and benefits from two reception rooms, both benefit from fireplaces, period coving, decorative plasterwork to ceiling and with glass doors opening onto a private balcony offering southerly views.

Residents of Ashley Gardens also benefit from the services of a dedicated porter.

Entrance Hall : Reception Room With Bay Window : Dining Room : Kitchen : 4 Bedrooms : Bathroom - 2 Shower Rooms : Porter : Lift : EPC D :

Key Features

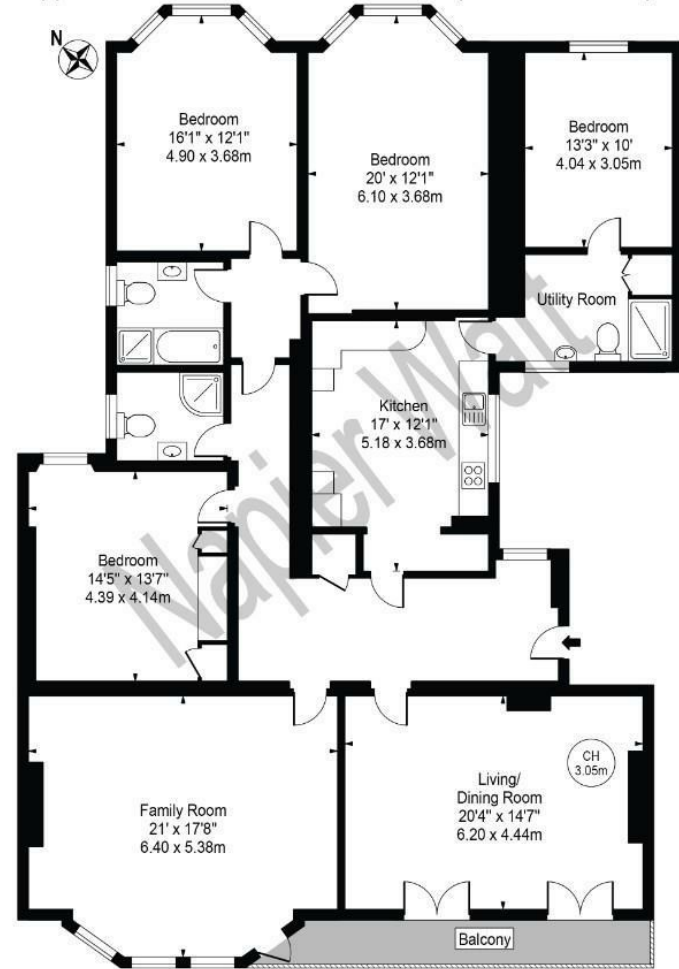
- THIRD FLOOR WITH LIFT
- BALCONY
- SHARE OF FREEHOLD
- PORTER
- LARGE, LATTERAL FAMILY APARTMENT

Terms

Leasehold and Share of Freehold : until 30 October 3009 ie 984 years
 Service Charge : Payable quarterly £3,035.95
 Ground Rent : £20 Per Quarter
 EPC D
 Council Tax : Westminster Band H

Ashley Gardens

Approx. Gross Internal Area 2178 Sq Ft - 202.34 Sq M



Third Floor
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.