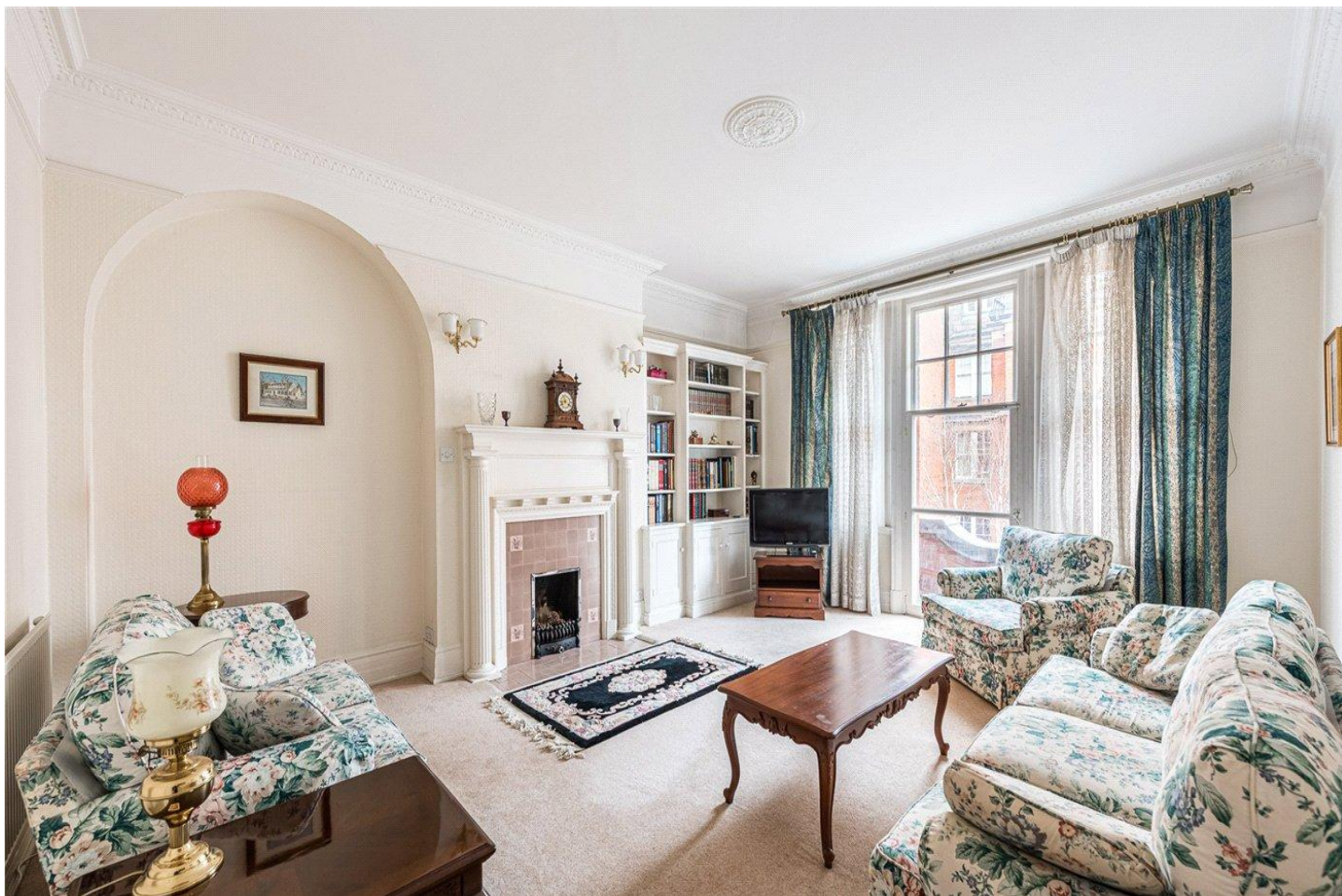




EMERY HILL STREET, SW1P

£1,500,000

SHARE OF FREEHOLD

At a glance...

- Three separate balconies
- Approximately 1,440 sq ft
- Elegant period reception room
- Separate dining room
- Three bedrooms, one arranged with study joinery
- En suite bathroom and separate shower room

Winkworth

for every step...



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

EMERY HILL STREET, SW1P

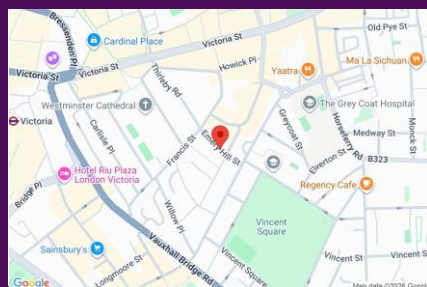
£1,500,000

SHARE OF FREEHOLD

With three balconies, richly detailed period rooms and separate spaces for formal and informal entertaining, this substantial Ashley Gardens apartment captures the character of a classic Westminster mansion flat. Extending to approximately 1,440 sq ft, it occupies the third floor of a building with a lift and porter and offers three bedrooms and two bath or shower rooms.

Large sash windows, decorative cornicing, ceiling roses and fireplace surrounds give the principal rooms an elegant backdrop. The reception opens onto a balcony at the front of the building, while the separate dining room provides a natural setting for entertaining. A fitted kitchen with breakfast bar offers an informal alternative for everyday meals.

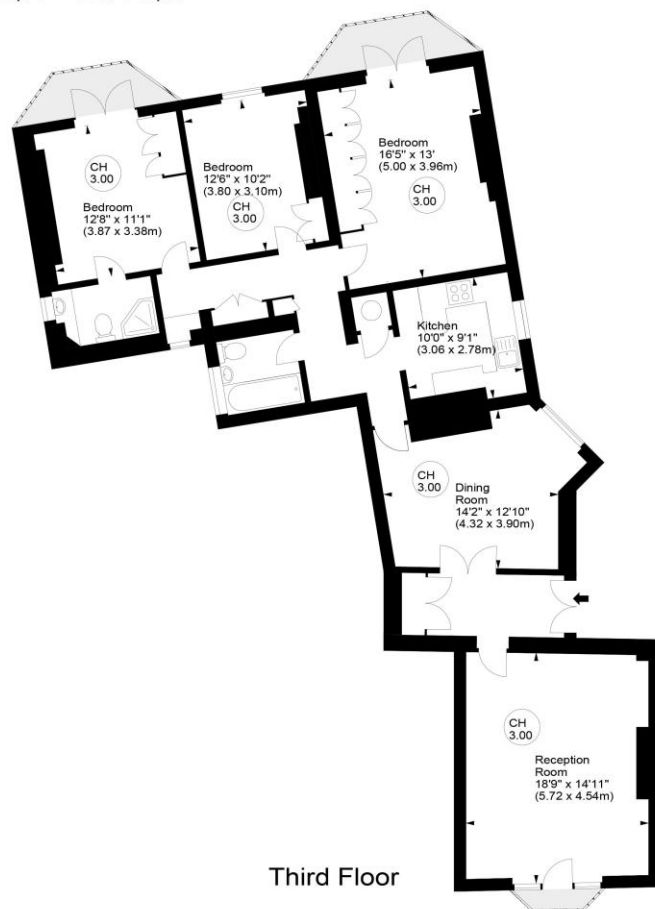
Two bedrooms enjoy their own rear balconies, while fitted wardrobes serve the principal bedroom. Joinery in the third bedroom allows it to double as a study, and an en suite bathroom, separate shower room and additional storage unit add valuable practicality to the generous layout.



winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces - including fireplaces.

Ashley Gardens, SW1

Approx. Gross Internal Area
1440 Sq Ft - 133.78 Sq M



For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
www.r3photography.co.uk © Photography / Floor Plans / Lease Plans / EPCs

Winkworth

Pimlico & Westminster

020 7828 1786

pimlico@winkworth.co.uk

winkworth.co.uk/pimlico-westminster

Winkworth

for every step...