

Ashburn Gardens SW7

Winkworth



Ashburn Gardens SW7

South Kensington

An exceptional 1,600 sq ft, split-level apartment spanning the top two floors of an attractive period conversion on the popular Ashburn Gardens, SW7.

Entered on the third floor and arranged over the fourth and fifth floors, this superb apartment benefits from well-proportioned rooms, good ceiling height and an abundance of natural light throughout thanks to the large sash-windows.

Offering excellent accommodation, the dual-level layout consists of a spacious and bright reception room, two double bedrooms, fully-fitted kitchen and family bathroom.

The property offers an ideal opportunity to those wishing to add their own touch by way of cosmetic updating and refurbishment, either as a home or investment opportunity.

ASKING PRICE: £950,000 Subject to Contract

TENURE: Leasehold (approximately 50 years remaining - contact our office for more details)

SERVICE CHARGE: TBC

GROUND RENT: TBC

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea





LOCATION:

The property sits in the heart of South Kensington, close to the Natural History Museum, V&A, and Royal Albert Hall. Gloucester Road and Kensington High Street offer excellent shopping, while Hyde Park and Kensington Gardens are nearby. Gloucester Road Underground Station provides District, Circle, and Piccadilly Line access to Central London and Heathrow.

**Fourth & Fifth Floor Flat | Two Bedrooms | One Bathroom | Eaves Storage
| Natural Light | Period Building**



ASHBURN GARDENS, SW7

APPROXIMATE GROSS INTERNAL AREA

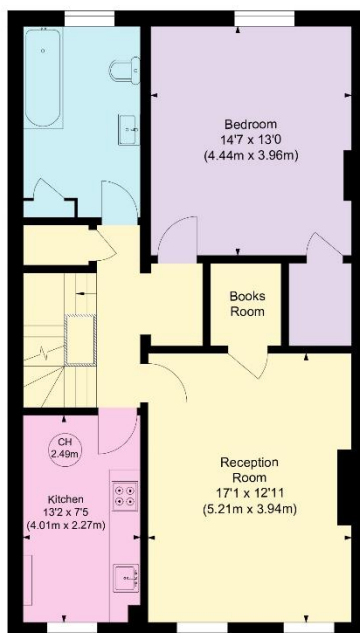
1615 Ft² - 150.08 M²

(Including Eaves Storage)

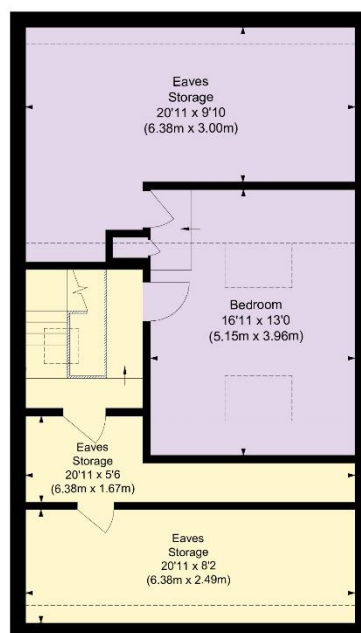
Eaves Storage : 474 Ft² - 44.04 M²

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

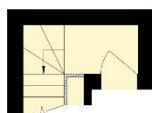
Key :
CH - Ceiling Height



FOURTH FLOOR



FIFTH FLOOR



THIRD FLOOR

Winkworth

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Winkworth

South Kensington Sales | 020 7373 5052

southkensington@winkworth.co.uk

for every step...