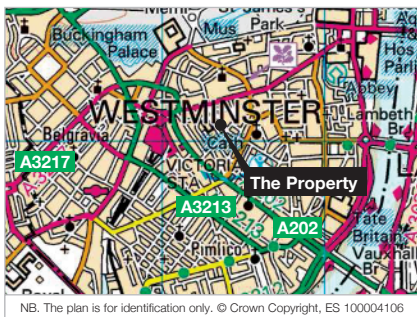


# **London SW1P** **100A Ashley Gardens,** **Thirleby Road,** **Westminster** **SW1P 1HJ**

- **A Long Leasehold Self-Contained Purpose Built Ground Floor Mansion Flat**
- Providing Two Bedroom Accommodation
- Extending to (GIA) Approximately 96.02 sq m (1,033 sq ft)
- Close to Westminster Cathedral and St James' Park
- Possible potential for Reconfiguration subject to all necessary consents

## **Vacant Possession**



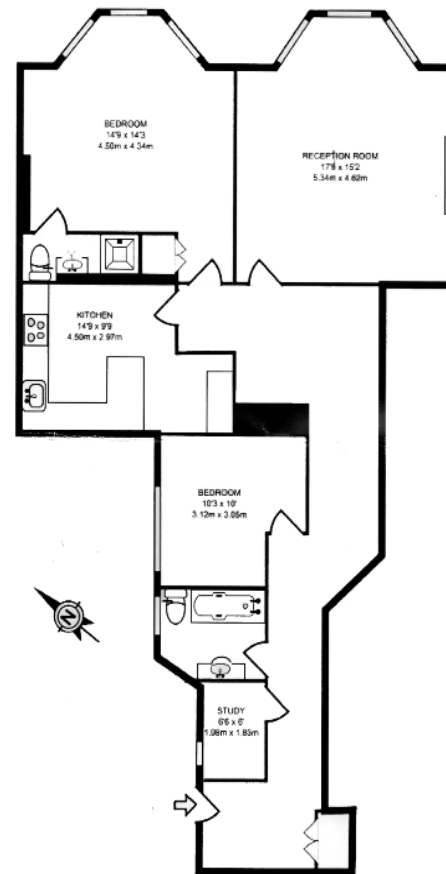
### **To View**

The property will be open for viewing every Wednesday before the Auction between 9.30 – 10.00 a.m and Friday before the Auction between 12.00 – 12.30 p.m. These are open viewing times with no need to register. (Ref: WT).

### **Seller's Solicitor**

Messrs Boulter & Co Solicitors (Ref: DG).  
 Tel: 0208 340 0222.  
 Email: d.garfinkel@boulterandco.com

### **VACANT – Long Leasehold Flat**



GROUND FLOOR GROSS INTERNAL FLOOR AREA  
 1,033 SQ FT/96.02 SQ M

### **Tenure**

Long Leasehold. The property is held on a long lease for a term of 999 years from 31st October 2010 (thus having approximately 992 years unexpired) at a current ground rent of £80 per annum.

### **Location**

The property is situated on the east side of Thirleby Road, to the south of its junction with Howick Place. The local amenities of Victoria, Westminster and St James are readily accessible. The further extensive facilities of Chelsea and Knightsbridge are available to the south-west and west respectively. Oxford Street is also within easy reach to the north. The open green spaces of St James Park are within close proximity to the north. Green Park and Hyde Park are also within easy reach to the north and north-west respectively. London Victoria Rail and Underground (Victoria, District and Circle Lines) Station is close by. The nearby A202 provides access to the A4 to the north and Embankment ring road to the south. Westminster Cathedral is close by.

### **Description**

The property comprises a self-contained ground floor flat situated within a mansion block arranged over ground and six upper floors. The property benefits from a residents' 24 hour porter service and entry phone system. In addition, there is a passenger lift.

### **Accommodation**

Entrance Hall, Reception Room, Master Bedroom with En-suite Bathroom, Second Bedroom, Kitchen, Bathroom

**Approximate GIA 96.02 sq m (1,033 sq ft)**

N.B. The property was not measured by Allsop. The measurements were provided by the Vendor.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.



