



# Ashburn Gardens, London, SW7

3 bedroom apartment for sale

Guide Price £2,000,000 Share of Freehold

## Description

A modern three double bedroom apartment in the heart of South Kensington. The flat benefits from a fabulous 20 ft, high-ceilinged reception room with wooden floors and a balcony, two bathrooms (one en-suite) and a quiet sunny terrace at the rear of the property. Situated in a period stucco fronted building moments from Gloucester Road tube station and within walking distance of South Kensington and Hyde Park.

Disclaimer: A director of Milton Stone has an interest in this property.

Tenure: Share of Freehold (962 years)

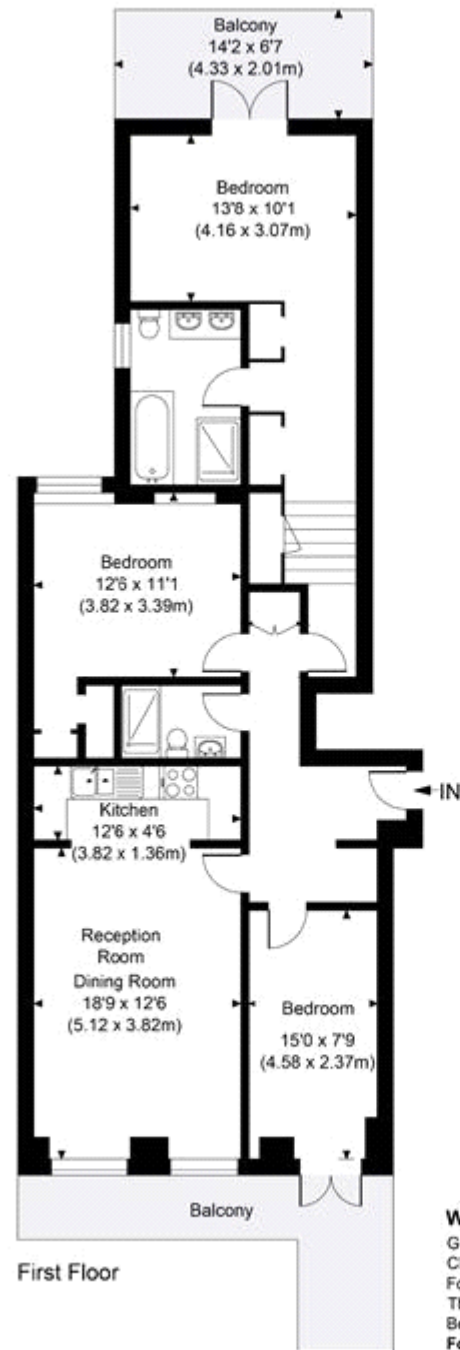
Ground Rent: £180 per year

Service Charge: £2,691.5 per year

## Tenure

Share of Freehold (962 years)





First Floor

**Wickham Court**

Gross Internal Area 1082 sq. ft / 100.48 sq. m

CH = Ceiling Heights

For identification purposes only.

The Position and size of doors, windows, appliances

Bedroom and other features are approximate only.

**For illustrative purposes only - not to scale**





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>68</b>	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC
		<b>80</b>	<b>80</b>
			<b>64</b>

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>).

Viewing by appointment only  
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