

ASHBURNHAM ROAD | SW10

Winkworth



# 3 Ashburnham Road,

London, SW10 0OF

A spacious three bedroom maisonette with private outside space.

With a private off-street entrance, the property opens up into a full depth reception/dining room with fantastic high ceilings. The kitchen is to the rear, and there is also a guest WC at ground floor level. The first floor offers two generous double bedrooms, as well as a large family bathroom with separate shower, and on the top floor is a third bedroom/additional reception room with sliding doors that lead out onto a superb West facing roof terrace. With air conditioning in the upper bedroom as well as the reception room, and ample storage throughout there is nothing lacking.

**ASKING PRICE:** £1,295,000 Subject to Contract

**TENURE:** Freehold

**LOCAL AUTHORITY:** The Royal Borough of Kensington & Chelsea

**COUNCIL TAX BAND:** Band G



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	76
(55-68) <b>D</b>	59
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



**LOCATION:**

Ashburnham Road is found at the edge of the Lots Village, with easy access North to the King's Road and Imperial Wharf Station just over 5 minutes' walk.

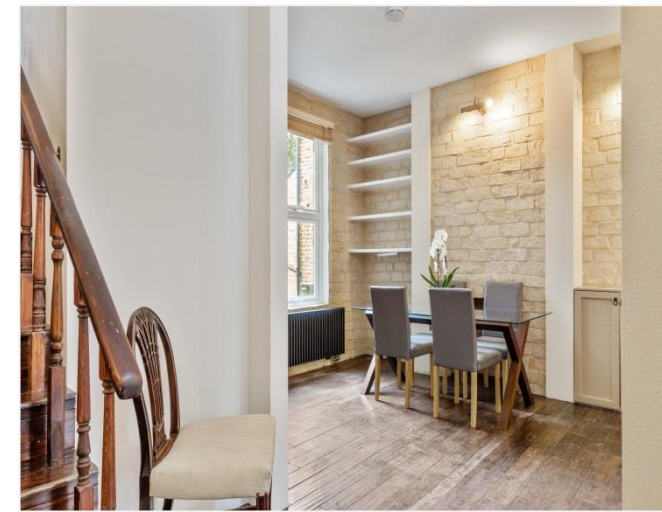
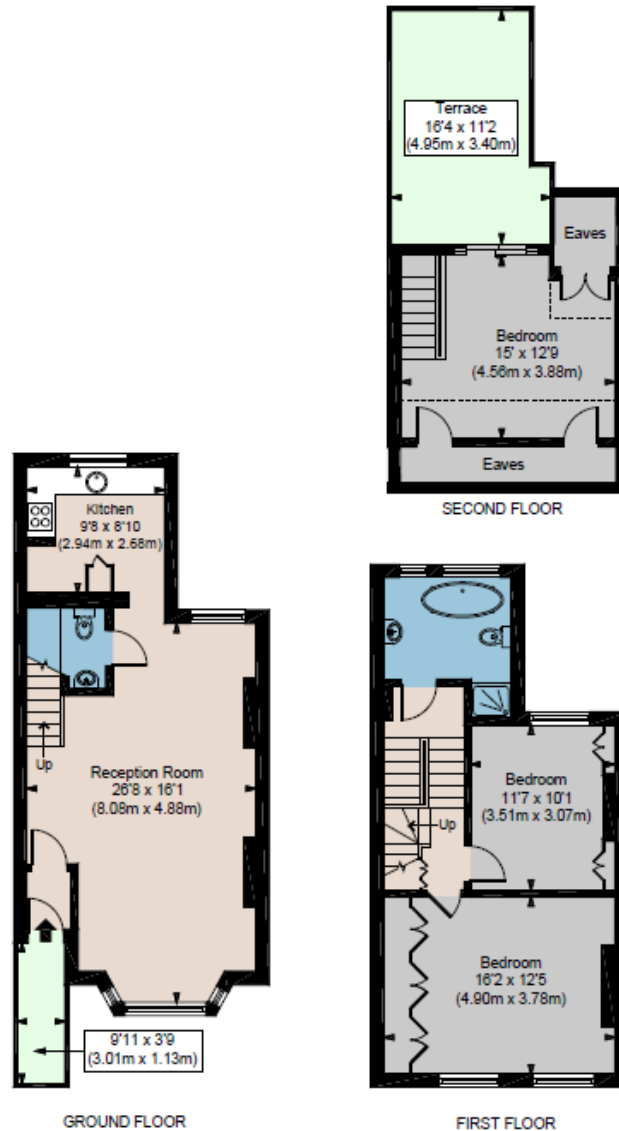
**Reception/dining room | Kitchen | Two/three bedrooms | Bathroom | WC | Roof terrace | Private entrance**

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APPROX. GROSS INTERNAL AREA \*  
1167 Ft<sup>2</sup> - 108.43 M<sup>2</sup>

Illustration For Identification Only, Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.

\* As Defined by RICS - Code of Measuring Practice



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate

## Winkworth

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See things differently

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.

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