



BERKSHIRE HATHAWAY  
HomeServices  
California Properties

LUXURY  
COLLECTION



10759 Ashton Avenue  
Westwood, California





It is rare to find a one-story, three-bedroom condominium in Prime Westwood that feels just like a big single-family home. Well, here it is. Elegant and sophisticated in feel, this very special unit has as one of its most spectacular features a large, private, front-facing patio taking in treetop views of the neighborhood and peeks at the twinkling lights beyond. Accessed through tall French doors both from the den and from the living room, this outdoor space offers an unusual opportunity for a condominium dweller to enjoy alfresco dining and lounging under the sun and stars.









The grand formal entry leads to the living room, spacious enough to comfortably fit two vignettes of furniture with its romantic fireplace and swanky bar. The adjacent den is a perfect private hideaway also working very well as a home-office. The formal dining room accommodates a larger dinner party and with its top appliances and thoughtful design, the chef's kitchen is a dream, coming complete with a terrific breakfast area.



All three ensuite bedrooms are in their own wing, the primary expansive and beautiful with a walk-in closet and plenty of room for a sitting area. The primary bath is nearly new with high style at every turn: dual vanities, a soaking tub, an oversized, glass-enclosed shower with a seat for convenience.

Both secondary bedrooms are delightful and each has its own tasteful bath. A powder bath completes the floorplan.

Laundry in the unit. Two-car gated parking with additional storage. Keyed elevator for security. Small, six-unit building with only two units per floor.

Close proximity to UCLA, Westwood Village, Century City and Beverly Hills and to all the fine shopping and dining each wonderful location affords.







10759Ashton.com



BERKSHIRE HATHAWAY  
HomeServices  
California Properties

LUXURY  
COLLECTION

Larry Young  
REALTOR®  
Luxury Properties Director  
310.777.2879  
larry@larryyoungassociates.com

DRE# 00999537

Andrea Lynch Kerepesi  
REALTOR®  
Luxury Properties Specialist  
310.777.2878  
andrea@larryyoungassociates.com

DRE# 01886610

#### PROPERTY FACTS

- 3 Bedrooms
- 4 Bathrooms
- 2,761 SF Living Area
- Fairburn Elementary District

