



**GROSVENOR ROAD, PIMLICO, SW1V**  
£1,850,000

**Carter Jonas**

# GROSVENOR ROAD, SW1V

A lateral space of 1743 sq ft situated on the first floor (with stair access from the ground floor) of this riverside residential building with 24 hour portorage and communal gardens.

This flat offers the buyer the rare opportunity to renovate and refurbish entirely to create a wonderful home or London base. It benefits from unobstructed views of the Thames from the principal rooms, a large private terrace and plentiful natural light.

Crown Reach is a 1980s modern development designed by Nicholas Lacey & Associates positioned just west of Vauxhall Bridge with the amenities of Pimlico and Victoria close by.

Reception with fully fitted open-plan kitchen, 3 double bedrooms, en-suite bathroom, en-suite shower room, en-suite cloakroom, private terrace. 1 allocated parking underground parking space. 24 hour portorage and communal gardens. n.b. the internal photos of the principal rooms have been digitally enhanced to remove the owner's personal effects and furniture.

Westminster City Council

Council tax band: H

Leasehold - 146 years remaining

Service charge - 5/10/23 to 4/4/24 £8983.01 to include the reserve fund. New service charge tbc

For the latest information on broadband and mobile coverage, please visit Ofcom <https://checker.ofcom.org.uk/en-gb/broadband-coverage> for the most up-to-date details.

For eligibility for resident parking permits, please refer to the Westminster Council website <https://www.westminster.gov.uk/parking> website for further details.

**TENURE** Leasehold

**LOCAL AUTHORITY** Westminster City Council

**EPC BAND** B

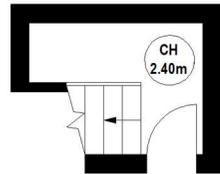
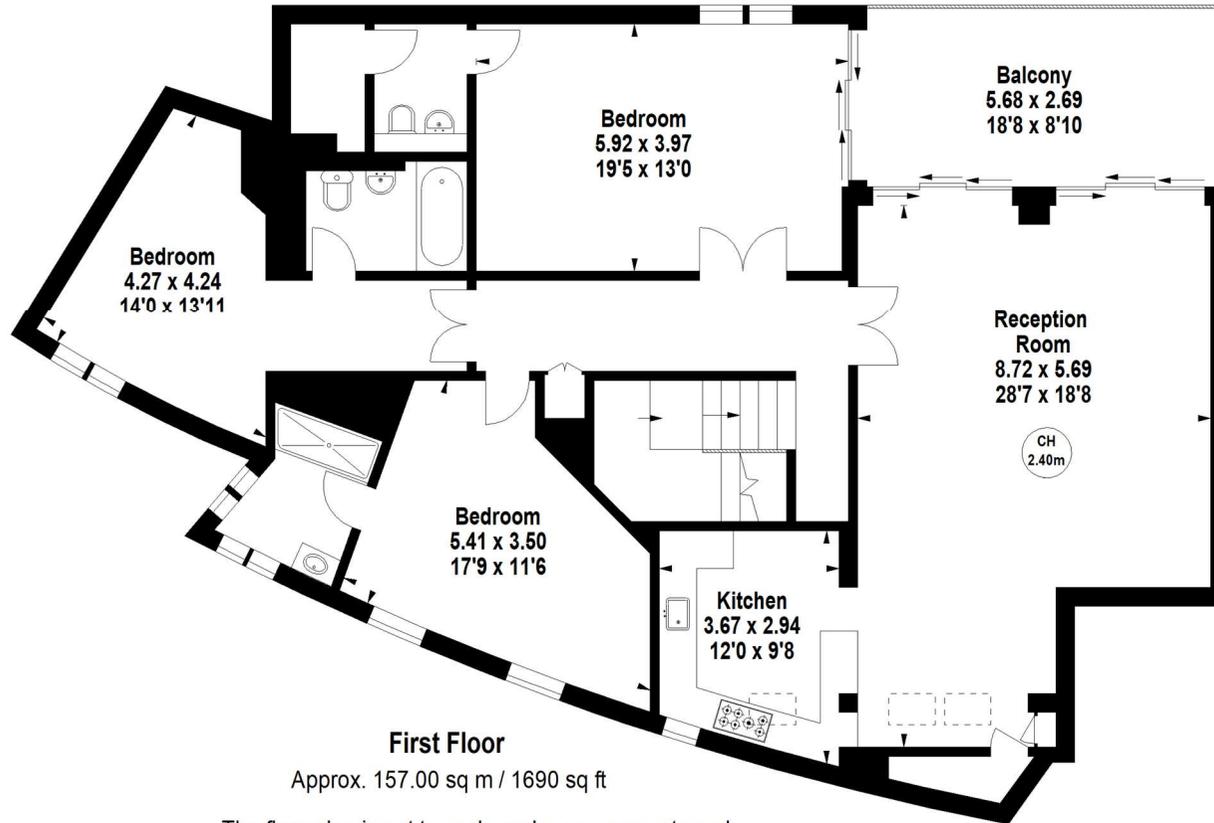




# Crown Reach, SW1V

Approximate Area = 161.92 sq m / 1743 sq ft

Key :  
CH - Ceiling Height



**Ground Floor**  
**Entrance**

Approx. 05.02 sq m / 53 sq ft

**First Floor**

Approx. 157.00 sq m / 1690 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+)                                       |         |           |
| A   |         |           |
| (81-91)                                     |         |           |
| B   | 81      | 83        |
| (69-80)                                     |         |           |
| C   |         |           |
| (55-68)                                     |         |           |
| D   |         |           |
| (39-54)                                     |         |           |
| E   |         |           |
| (21-38)                                     |         |           |
| F   |         |           |
| (1-20)                                      |         |           |
| G   |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

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INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**

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