



**RIVERMILL, 151 GROSVENOR ROAD, PIMLICO SW1V**  
£995,000

**Carter Jonas**

## 151 GROSVENOR ROAD, SW1V

Immaculate comprehensively refurbished 2 bedroom apartment with balcony on the riverfront by Vauxhall Bridge. EPC rating: D Immaculate, recently fully refurbished to a high 'owner's home' standard. This is a modern two bedroom flat situated on the second floor of this well-maintained purpose-built block enjoying breath-taking views from the south-facing balcony. With a secure parking space as well it would be a great pied-a-terre or rental investment. EPC rating: D

Rivermill enjoys a prime position on the riverside by Vauxhall Bridge conveniently situated for easy access around London and beyond with Pimlico, Vauxhall and Victoria stations all within easy walking distance.

Reception with open-plan kitchen, 2 double bedrooms, bathroom, balcony. Lift. Portorage. One underground parking space.

Leasehold expires 27th September 2157

Quarterly demands in advance:

Most recent information provided by vendor for due date 5/10/24:

Service Charge (including Reserve Fund & Ground Rent) =

£1,280.20 per quarter

Westminster City Council

Council tax band: F

For eligibility for resident parking permits, please refer to the Westminster City Council website

<https://www.westminster.gov.uk/parking> for further details.

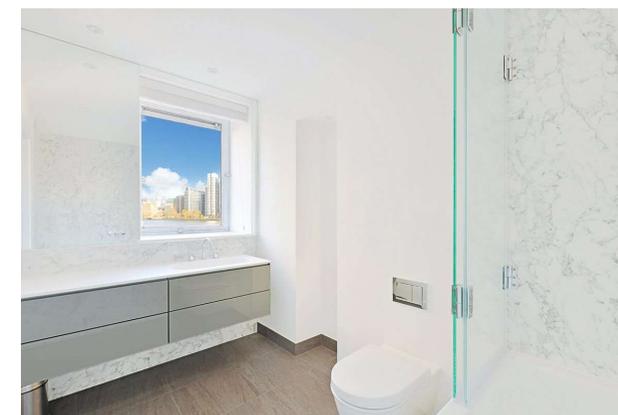
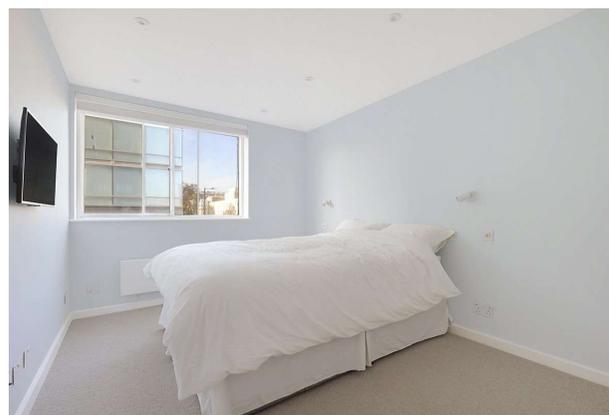
For the latest information on broadband and mobile coverage, please visit the Ofcom website <https://checker.ofcom.org.uk/en-gb/broadband-coverage> for the most up-to-date details.

**TENURE** Leasehold

**LOCAL AUTHORITY** Westminster City Council

**EPC BAND** D

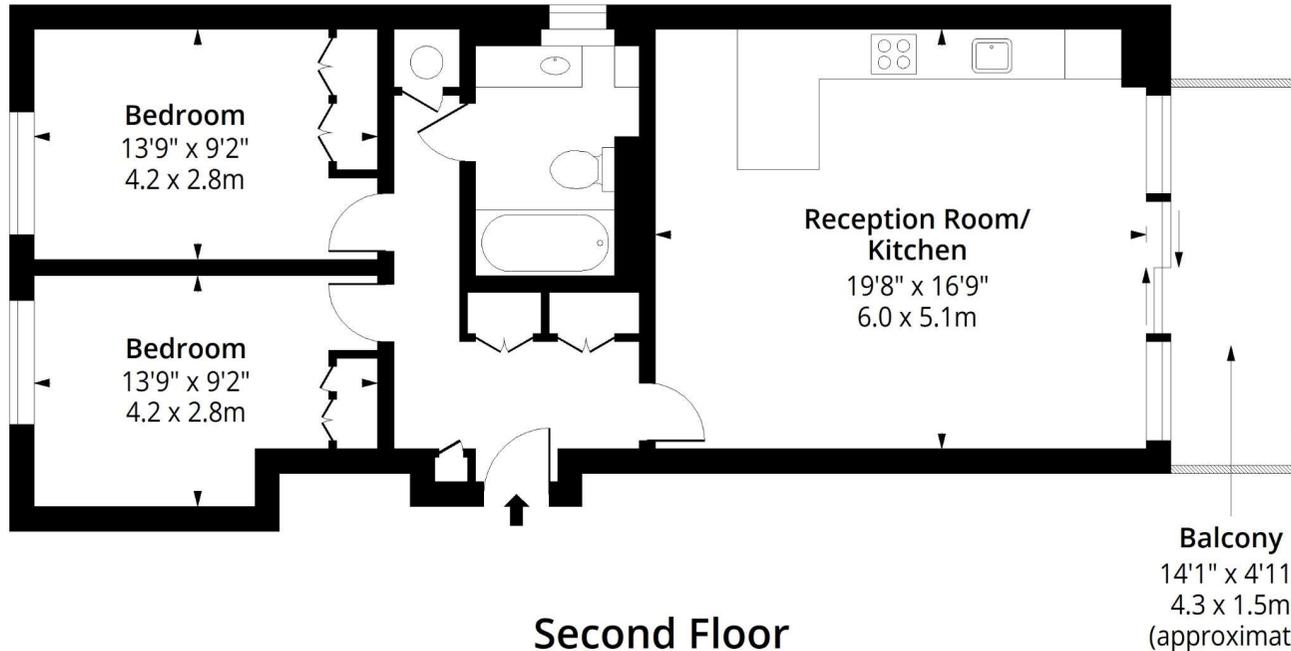
## IMMACULATE COMPREHENSIVELY REFURBISHED 2 BEDROOM APARTMENT WITH BALCONY ON THE RIVERFRONT BY VAUXHALL BRIDGE. EPC RATING: D





# Grosvenor Road, SW1V

Approx. Gross Internal Area 773 Sq Ft - 71.81 Sq M  
 Approx. Gross Balcony Area 74 Sq Ft - 6.87 Sq M



**Second Floor**  
 Floor Area 773 Sq Ft - 71.81 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 20/11/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	70
(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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