



**Belvedere House, 130 Grosvenor Road, SW1V 3JY**  
**Asking Price £1,450,000**

**coopers**  
OF LONDON EST. 1986

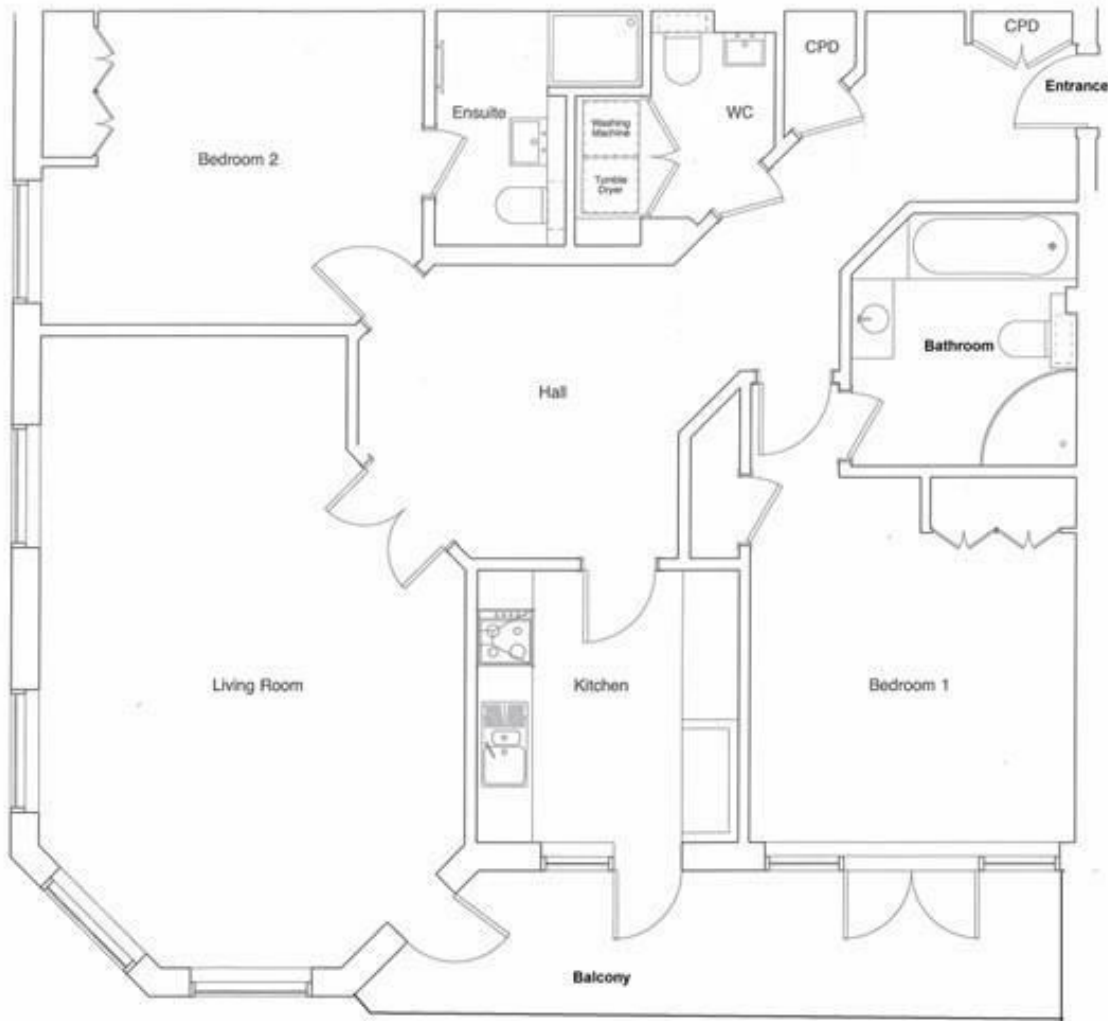
# Belvedere House, 130 Grosvenor Road, SW1V

- 2 bedroom 2 bathroom
- Direct river views
- Large Private Balcony
- EPC Rating C
- Council Tax Band H
- Ground rent £100 p/A
- Parking Space
- Concierge
- Wood flooring
- Leasehold 147 years remain

A unique opportunity to acquire this spacious (1296 ft<sup>2</sup>/120 m<sup>2</sup>) beautiful two double-bedroom apartment enjoying uninterrupted panoramic views across the River Thames from the large private balcony which is accessed from the sitting room and kitchen. Located on the first floor mezzanine/level. The property has undergone extensive upgrades over time. There is a large sitting room, a spacious master bedroom with fitted storage cupboards with an en-suite bathroom. The second double bedroom also has an ensuite shower room. The kitchen is comprehensively equipped kitchen, with a guest W.C./laundry room. Independent gas central heating. There is a small storage room and an allocated car parking space in the basement of the building. 24/7 Concierge. Belvedere House is located on Grosvenor Road parallel to the River Thames. This small private development is close to the transport links in Pimlico, Victoria, and Vauxhall.







**Total APPX Floor Area: 1296 SQ. FT. (120.5 M2)**

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewing

Strictly by appointment with:  
Coopers of London , 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
info@coopersonlondon.co.uk

**0207 580 9658**

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