



Crown Reach  
145 Grosvenor Road, SW1V

CHESTERTONS





Indulge in expansive living within this stunning riverside apartment. The property boasts a laterally spacious layout, perfect for unwinding or entertaining. A large reception room seamlessly connects to a private terrace, creating an ideal indoor-outdoor flow. Step outside and soak in the tranquil views of the river and communal gardens, your own private oasis in the heart of the development. The apartment offers four bedrooms, including a luxurious principal suite complete with a large dressing room and en-suite bathroom. A further family bathroom and a separate, fully equipped kitchen provide all the elements for comfortable and stylish living.

For added convenience, the property benefits from 24-hour concierge service, a secure, allocated underground parking space, and is offered with no onward chain, allowing for a smooth and stress-free move.

Crown Reach is superbly located for the shops, cafes and restaurants of Pimlico and Westminster, the river Thames, new shopping and leisure destination at the iconic Battersea Power Station and green open spaces of Battersea Park. The nearest

- Stunning riverside location within a striking development.
- Laterally spacious layout, ideal for entertaining.
- Large reception room with direct access to a private terrace and communal gardens.
- Four bedrooms, including a luxurious principal suite with dressing room and en-suite.
- 24-hour concierge service and secure, allocated underground parking space.
- Offered with no onward chain for a smooth and stress-free move.

Asking Price £1,750,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(71-80)	71	71
D	(61-70)		
E	(51-60)		
F	(41-50)		
G	(1-40)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold – 96 years (and 36 days) from 28 February 1985  
**Service Charge:** £8,672 Service Charge + £5,370 Reserve Fund per annum  
**Ground Rent:** £225 per annum  
**Local Authority:** City of Westminster  
**Council Tax Band:** G

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