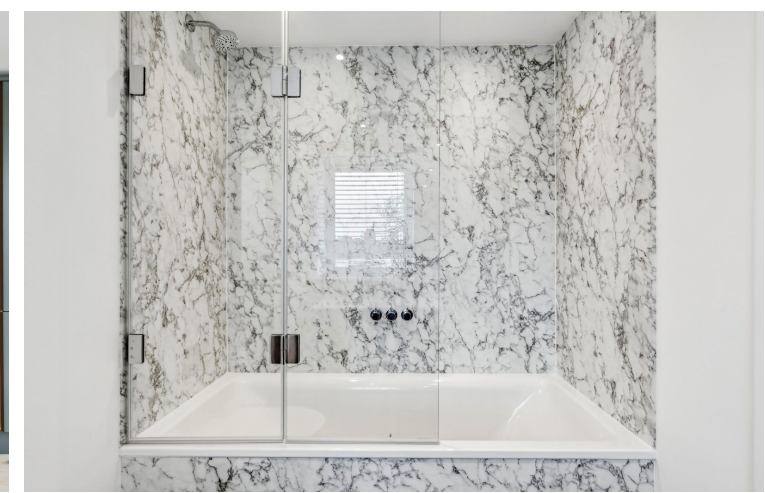




Rivermill  
151 Grosvenor Road, SW1V

CHESTERTONS









A beautifully presented, second floor apartment refurbished to a very high standard with exceptional river views.

The property comprises a light and generous open plan reception with floor to ceiling windows leading onto a private balcony overlooking the Thames. The modern, well-designed kitchen comes with fully integrated appliances.

The property further comprises two bright double bedrooms, both benefitting from fitted wardrobes and a modern family bathroom.

Further benefits include porter, lift access and secure private underground parking.

The Rivermill is nestled moments from the vibrant shops, cafes, and restaurants of Pimlico, Vauxhall, and Battersea Power Station, you'll have endless options for socializing and exploring. For a breath of fresh air, the expansive green spaces of Battersea Park are just a short stroll away. Excellent transport links are readily available at Pimlico and Vauxhall stations, ensuring easy access to the rest of the city.

- A Modern Very Well Presented Apartment
- Spacious Open Plan Reception, Kitchen
- Private Balcony with Uninterrupted River Views
- Two Double Bedrooms
- Family Bathroom
- Private Parking

Asking Price £1,000,000

Energy Efficiency Rating		Current	Potential
99-100	A		
81-98	B		
69-80	C		
55-68	D	56	70
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

**Tenure:** Leasehold (Expires on 27<sup>th</sup> September 2157)

**Service Charge:** £5,120p.a. (approximately)

**Ground Rent:** £0

**Local Authority:** City of Westminster

**Council Tax Band:** F

*Chestertons Westminster & Pimlico Sales*

105 Wilton Road

London

SW1V 1DZ

westminster@chestertons.co.uk

020 3040 8201

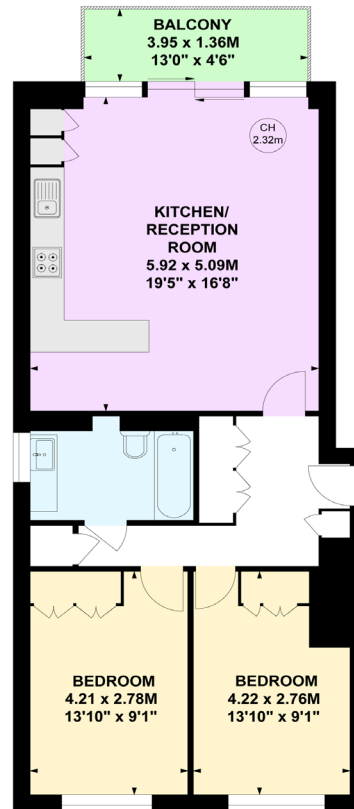
chestertons.co.uk

# Rivermill, SW1V

Approximate gross internal area

68.77 sq m / 740 sq ft

Key :  
CH - Ceiling Height



## Second Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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