

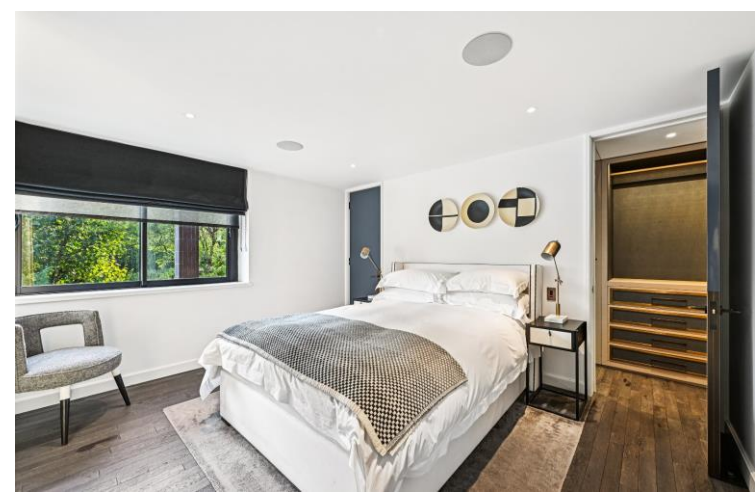
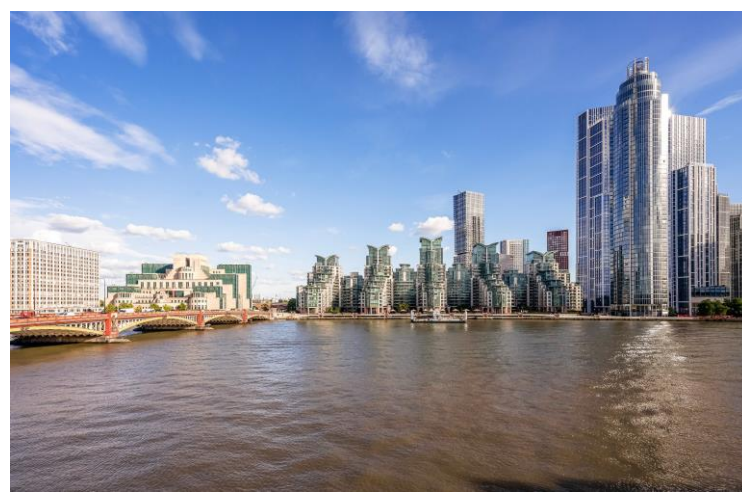


Crown Reach  
145 Grosvenor Road, SW1V

Asking Price £900,000

CHESTERTONS









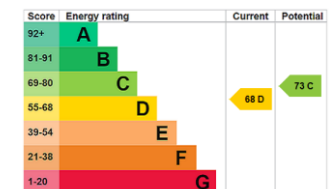
A bright and laterally spacious two double bedroom two bathroom (1 en-suite) apartment with a large reception room and direct access onto a private terrace with stunning river views. The property further comprises a modern kitchen and benefits from lift access, 24-hour concierge and allocated off-street parking.

Crown Reach is a highly desirable and award-winning development which affords some of the most breathtaking views of the river Thames. Residents also have access to a well maintained riverside communal garden.

Location: Crown Reach is situated minutes from local amenities and the transport links of Pimlico (Victoria line) and Vauxhall (Victoria line and Mainline station). It is also moments from some of London's most famous landmarks including Tate Britain, Houses of Parliament and London Eye.

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- Spacious two double bedroom, two bathroom apartment (including one en-suite)
- Large reception room with direct access to private terrace and stunning river views
- Modern kitchen, lift access, 24-hour concierge, and allocated off-street parking
- Located in Crown Reach, an award-winning riverside development
- Access to well-maintained communal gardens overlooking the Thames
- Close to Pimlico and Vauxhall stations, and major London landmarks like Tate Britain and the London Eye



**Tenure:** Leasehold (96 years from 21 December 1984)

**Service Charge:** £11,036 p.a. (Approx. Service charge - £7,198 and Reserve fund - £3,840)

**Ground Rent:** Awaiting confirmation – refer to the lease for ground rent information

**Local Authority:** Westminster

**Council Tax Band:** G

**Chestertons Westminster & Pimlico Sales**

105 Wilton Road

London

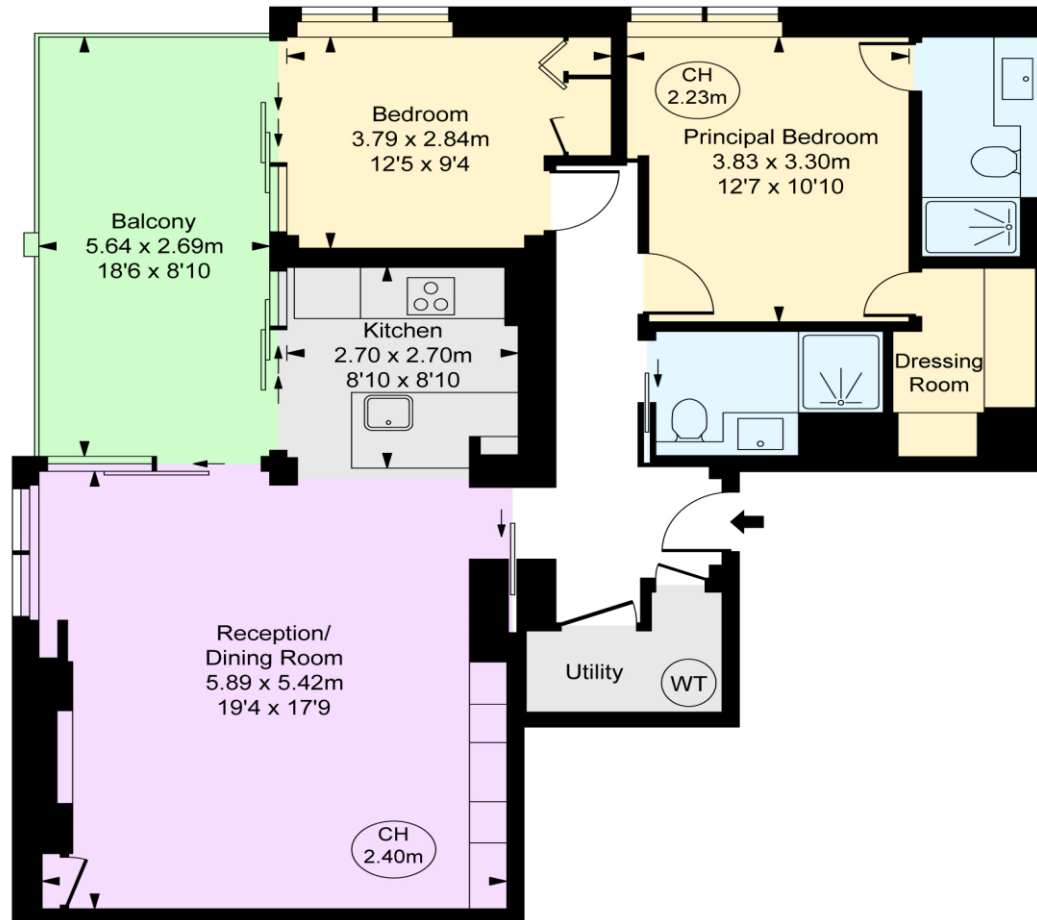
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Crown Reach,  
Grosvenor Road, SW1V  
Approximate Gross Internal Area  
90.47 sq m / 974 sq ft  
( CH = Ceiling Heights )



Second Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice  
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