



Crown Reach  
145 Grosvenor Road, SW1V

CHESTERTONS





A three bedroom flat situated on the 2nd floor with large reception room with direct access onto a private terrace with stunning views. The property further comprises separate kitchen, two bathrooms and benefits from lift access, 24 hour concierge and allocated off street parking.

Crown Reach is a highly desirable and award winning development and affords some of the most breath taking views of the river Thames and residents have access to a well maintained communal garden.

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

- 2nd Floor Flat with Three Bedrooms and Two Bathrooms
- Large Private Terrace with Stunning Views
- Reception Room with Dining Area
- Lift Access and 24 Hour Concierge
- Allocated Underground Parking
- No Onward Chain

Asking Price £1,500,000

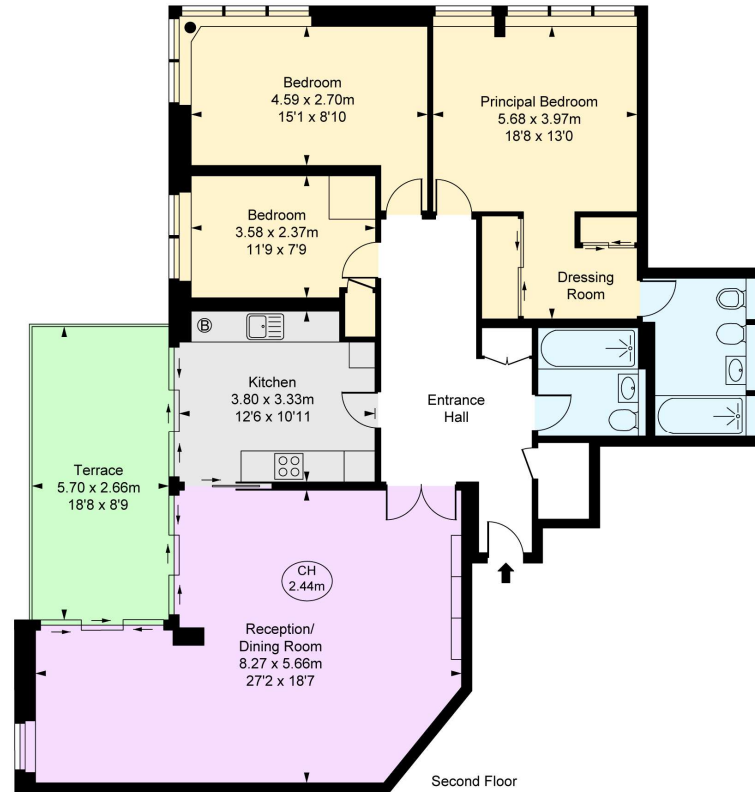
Energy Efficiency Rating		Current	Potential
<small>Most energy efficient - lowest running costs</small> (95-100) <b>A</b>			
<small>Very good energy efficient - lower running costs</small> (81-94) <b>B</b>			
<small>Good energy efficient - lower running costs</small> (69-80) <b>C</b>			
<small>Decent energy efficient - lower running costs</small> (55-68) <b>D</b>			
<small>Some energy efficient - lower running costs</small> (39-54) <b>E</b>			
<small>Not very energy efficient - higher running costs</small> (21-38) <b>F</b>			
<small>Least energy efficient - highest running costs</small> (1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small> <b>England, Scotland &amp; Wales</b>		<small>EU Directive 2002/91/EC</small>	

**Tenure:** Leasehold expiring 05/04/2081  
**Service Charge:** £8,530 plus £5,280 Sinking Fund (Total £13,810)  
**Ground Rent:** £225  
**Local Authority:** Westminster  
**Council Tax Band:** G

*Chestertons Westminster & Pimlico Sales*

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Crown Reach, SW1V  
Approximate Gross Internal Area  
125.34 sq m / 1,349 sq ft  
( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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