



# FIELDHOUSE

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## Apartment 40, Eagle Wharf 138 Grosvenor Road, London, SW1V 3JS

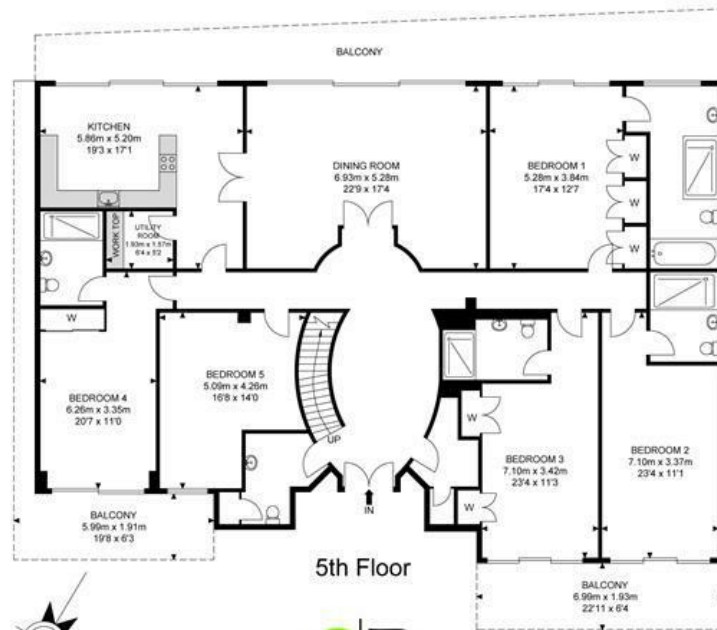
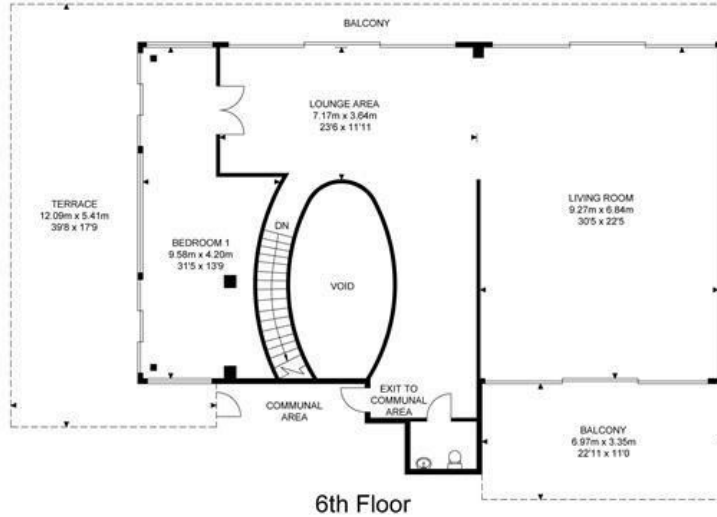
A STUNNING FIVE-BEDROOM RIVERSIDE DUPLEX PENTHOUSE AVAILABLE IMMEDIATELY. This completely refurbished property comprises over 4,400 sq ft of internal living space and over 1,600 sq ft of balcony and terraces wrapping around the property. This property offers uninterrupted southerly views over the River Thames and is located on the top two floors of Eagle Wharf, moments from Vauxhall Bridge. The property also benefits from 24hr Concierge and secure underground parking. Available immediately.

Minimum Length of Tenancy: 12 Months  
Council Tax: Westminster Borough Council  
Council Tax Band: H

**£16,000 PCM\***

- PENTHOUSE APARTMENT
- MULTIPLE RIVER FACING BALCONIES AND TERRACES
- OVER 4400 SQ FT OF INTERNAL LIVING SPACE
- ALLOCATED PARKING IN UNDERGROUND CAR PARK
- PROPERTY HAS BEEN COMPLETELY RENOVATED
- MODERN SCAVOLLINI KITCHEN
- MODERN PORCELENOSA BATHROOMS THROUGHOUT
- 24hr CONCIERGE
- AVAILABLE IMMEDIATELY

# Eagle Wharf



APPROX. GROSS INTERNAL FLOOR AREA 4417.50 SQ FT / 410.40 SQM  
 APPROX. GROSS EXTERNAL FLOOR AREA 1675.94 SQ FT / 155.70 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

© SpacePhoto

Photography and Floor Plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>71</b>	<b>71</b>		
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**FIELDHOUSE RESIDENTIAL LIMITED**

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