



Crown Reach, London SWIV



Crown Reach, Pimlico SW1V

Set over two stories and boasting over 1,400 square feet of living space is this spacious and bright two bedroom apartment in an iconic, established Riverside development.

The accommodation on the second floor consists of two large double bedrooms which both benefit from en suites and built-in storage. On the first floor you will find the lounge, reception and dining area which gets bathed in natural light which flood in through the large south east-facing windows.



Guide price: £1,350,000

Tenure: Leasehold: approximately 147 years remaining

Service charge: £13,275.46 per annum, reviewed yearly, next review due 2025

Local authority: City of Westminster

Council tax band: G

The kitchen is adjacent and is fully fitted with integrated appliances and built-in storage. There is a guest WC and further built-in storage on this floor as well. The property also has beautiful views of the river.

Location

Situated on Grosvenor Road close to Vauxhall Bridge and the Tate Gallery, Crown Reach is 0.3 miles through Bessborough Gardens to Pimlico Underground station (Victoria Line) providing quick links to Victoria and King's Cross. Crown reach benefits from the local amenities of Pimlico and Vauxhall as well as the shops and restaurants of iconic Oxford Street are only six minutes away by tube. Please note all times and distances are approximate.



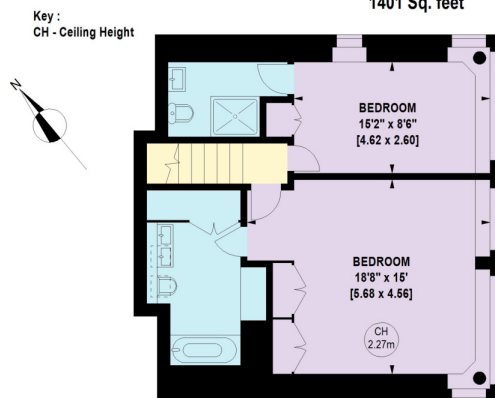


Crown Reach, SW1V

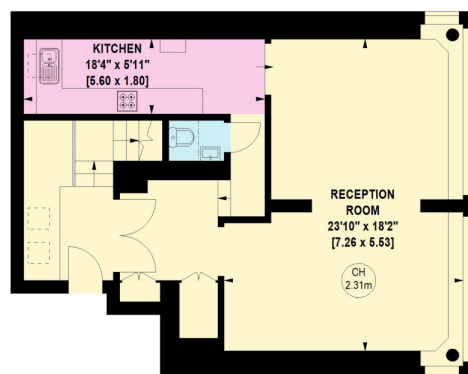
Approximate Gross Internal Floor Area
130.15 sq m / 1,401 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Crown Reach,
Grosvenor Road, SW1V
Approximate Gross Internal Area : 130.15 Sq. metres
1401 Sq. feet



SECOND FLOOR



FIRST FLOOR

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated July 2023.

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