

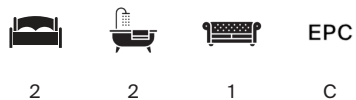


THE PANORAMIC
Grosvenor Road, Pimlico SW1V



A MASTERPIECE IN MODERN DESIGN

A pristine two bed apartment with views of the London skyline, 24 hour concierge and secure underground parking.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold Approximately 98 years remaining on the lease

Ground rent: £225 per annum, reviewed annually, next review due December 2026

Total service charge: £22,854.60 per annum, reviewed annually, paid quarterly. Please enquire for next review.

Guide Price: £1,775,000

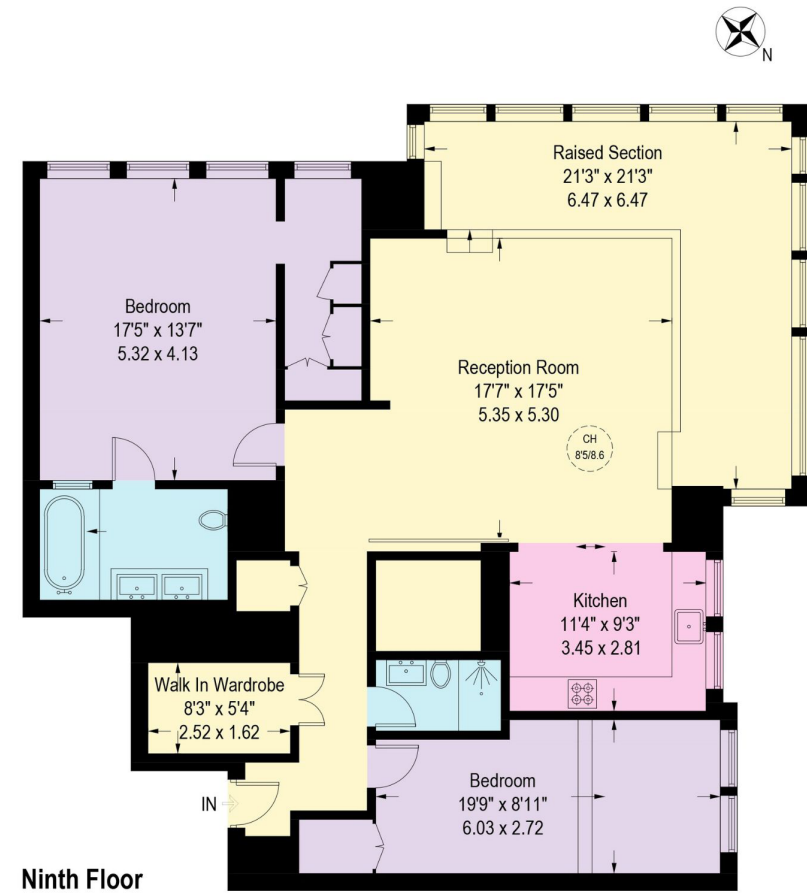
Set on the 9th floor this immaculate two bedroom apartment offers exceptional living.

The open plan reception/dining room with fitted Poliform cabinetry and a contemporary Poliform kitchen is flooded with natural light. Accommodation comprises the principle bedroom with a spacious en-suite bathroom and a walk-in wardrobe. The second bedroom has built-in wardrobes and a separate shower-room. The hallway offers multiple cupboards with ample storage.

The apartment benefits from hardwood floors and electric blinds throughout, in-ceiling speakers, new HVAC and Rako lighting in the living areas. There are two secure underground parking spaces, a resident's gym and 24-hour concierge.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice.

Please note, the total service charge mentioned includes the service charge, garage charges and sinking fund.



The Panoramic, SW1
 Approximate Gross Internal Area = 144.4 sq m / 1554 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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