



161 Millbank, Westminster  
London SW1P

GARTON JONES.COM



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## £2,100,000 Leasehold

We are pleased to offer for sale this wonderful 2 bedroom apartment located on the 8th floor (with lift) of the stunning Riverwalk new development situated on the banks of the River Thames by Vauxhall Bridge in Westminster. This bright and spacious apartment further comprises of a bright reception room with floor to ceiling windows accessing a large private balcony. There is a smart Kitchen with Miele integrated appliances, two double bedrooms both with fitted wardrobes with the master benefitting from a contemporary bathroom. There is a stylish furniture package refer to the video in the link. Additionally there is comfort cooling, underfloor heating in the wet rooms and a fully integrated Crestron home automation and entertainment system. Residents of Riverwalk enjoy exclusive private facilities including a fitness suite overlooking the Thames and a 24 hour concierge. The development is well located for access to the renowned local landmarks which include the Houses of Parliament, Westminster Abbey and the Tate Britain Gallery. The local transport links of Pimlico and Victoria Station is nearby providing mainline UK services including the Gatwick Express as well as the underground services of Victoria and Pimlico. Garton Jones' Westminster office is located close by so are readily available for viewings.

Council Tax Band G (London Borough of Westminster)  
EPC Rating: B (85)  
Long Leasehold: 986 Years Remaining  
Service Charges: £14,550 Per Annum (Including Sinking Fund Contribution)  
Ground Rent: £1000 Per Annum

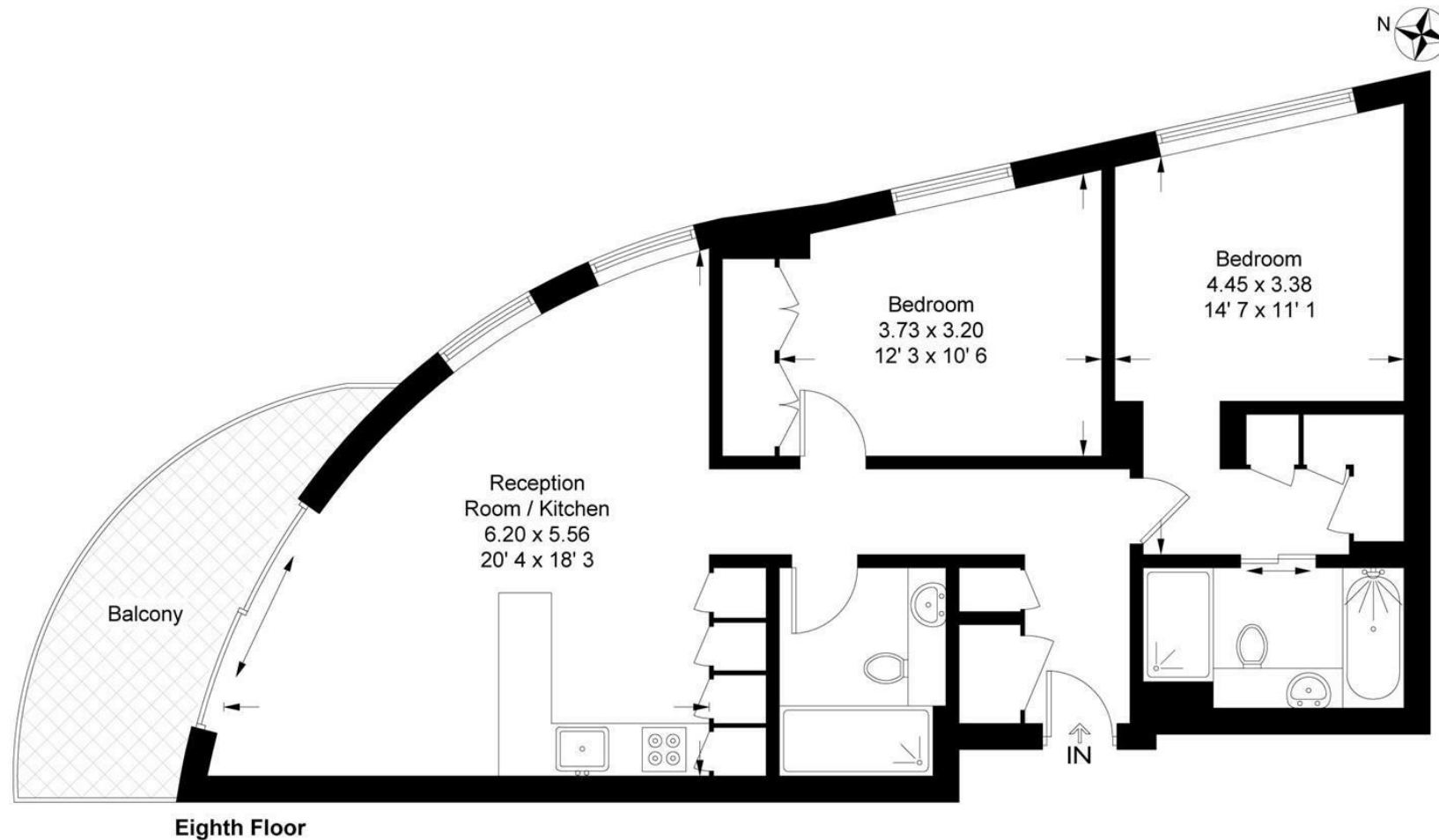
EPC certificate available on request.

- Stunning Two Bedroom Apartment
- 831 Square Feet (77.2 Sq.M)
- 8th Floor (Lift)
- Riverside Development
- Open Plan Reception Room
- Sold with Vacant Possession
- Kitchen with Miele Integrated Appliances
- 24 Hour Concierge & Residents Gym
- Moments From Transport Links of Pimlico & Victoria
- Close To A Selection Of Many Amenities



**Riverwalk**

Approximate Gross Internal Area = 831 sq ft / 77.2 sq m

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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



