



Crown Reach
145 Grosvenor Road, SW1V

Asking Price £650,000

CHESTERTONS





A larger than average one bedroom flat situated within this sought after block with large reception room with direct access onto a private terrace with stunning views. The property further comprises separate kitchen, family bathroom 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 breathtaking views of the river Thames and residents have access to a well-maintained communal garden.

Location: Crown Reach is situated 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.

- Spacious one-bedroom flat with a large reception room
- Private terrace offering stunning views
- Separate kitchen and family bathroom
- Benefits include lift access, 24-hour concierge, and allocated parking
- Part of the highly desirable Crown Reach development with access to communal gardens and breathtaking Thames views

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold expires 5th April 2171

Service Charge: £7,563 p.a. (Approximately)

Ground Rent: Peppercorn

Local Authority: City of Westminster

Council Tax Band: F

Chestertons Westminster & Pimlico Sales

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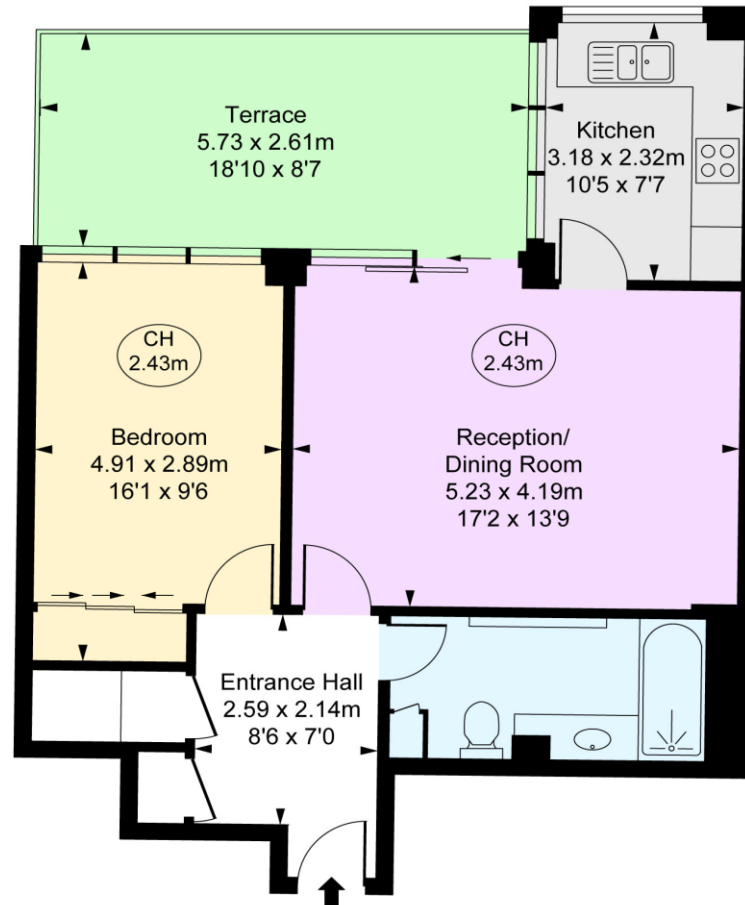
020 3040 8201

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Crown Reach,
Grosvenor Road, SW1V
Approximate Gross Internal Area
58.77 sq m / 633 sq ft



(CH = Ceiling Heights)



First Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in theRICS Code of Measuring Practice
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