

Crown Reach, Pimlico



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An expansive lateral apartment with uninterrupted river views.

Crown Reach is a popular riverside development, offering 24-hour concierge, secure underground parking and a beautifully maintained communal garden. The apartment itself is presented in excellent condition, having been recently refurbished, and benefits from a large terrace overlooking the river itself.

The property's layout centres around a triple-aspect reception room with space for large format dining, accessed via a generous entrance hall. The river-facing terrace is accessible from both the reception and kitchen, making for a fantastic and open layout for entertaining. Three bedrooms and three bathrooms complete the floorplan, with the current owner opting to use the third bedroom leading onto the terrace as a private sitting room.



Location

The development itself is an award-winning complex designed by architect Nicholas Lacey consisting of six houses and sixty flats. Its position sees it set back off Grosvenor Road and overlooking Vauxhall Bridge, an excellent location for an array of nearby transport links.

Postcode region: SW1V

General

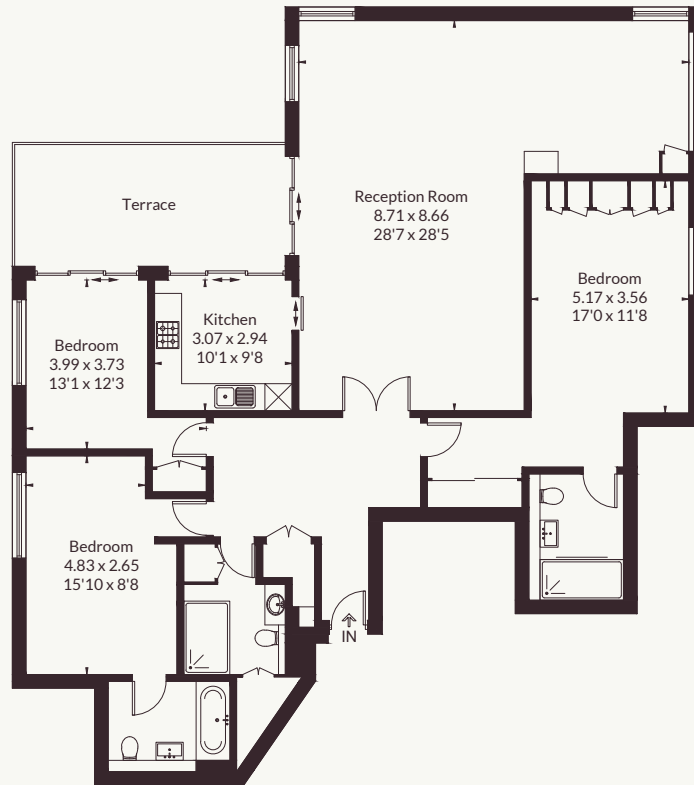
Tenure: Leasehold, 144 years
Local Authority: City of Westminster
Council Tax: Band H
EPC Rating: C
Service Charge: £20,153 including £6,298 annual reserve fund contribution
Ground Rent: Peppercorn
Parking: Allocated underground bay
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

1,723 sq ft (160.1 sq m)
Three bedrooms
Three bathrooms
River-facing terrace
Underground parking
Leasehold

Guide price £2,350,000



Approximate Floor Area = 160.1 sq m / 1723 sq ft



Third Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #112287

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