



152, Grosvenor Road, SW1V | Asking Price £500,000



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PROPERTY PROFESSIONALS

Grosvenor Road, Pimlico

Set within the well known Panoramic building on Grosvenor Road, this well presented studio apartment enjoys a prime riverside position in the heart of Westminster. Originally constructed in the late 1960s as a commercial landmark, the building was thoughtfully converted to residential use around the turn of the millennium and now offers well considered modern living within a distinctive and established development.

The apartment extends to approximately 509 square feet and is arranged around a generous open plan reception and sleeping area, providing excellent flexibility for both everyday living and entertaining. The proportions are particularly good for a studio, allowing the space to feel open and comfortable rather than compromised. A modern bathroom is neatly appointed and finished in a clean, contemporary style.

Residents of The Panoramic benefit from a number of valuable on site amenities, including a 24 hour concierge service, a residents' gym and an allocated, secure underground parking space, a rare and practical advantage for central London living.

The building is well positioned for the River Thames and enjoys excellent connectivity, with Victoria and Pimlico stations close at hand. A wide range of shops, cafés and restaurants are readily accessible, placing the best of Westminster within easy reach.

An ideal property for a first time buyer, pied à terre or investment, offering space, convenience and services within one of Westminster's most recognisable residential buildings.

Tenure: Leasehold

Lease Years Remaining: c.98 years remaining

Service Charge: £6,000pa

Annual Ground Rent: £75

Council Tax Band: F





Grosvenor Road, Pimlico

Asking Price:
£500,000 subject to contract.

Tenure:
Leasehold

Local Authority:
City of Westminster

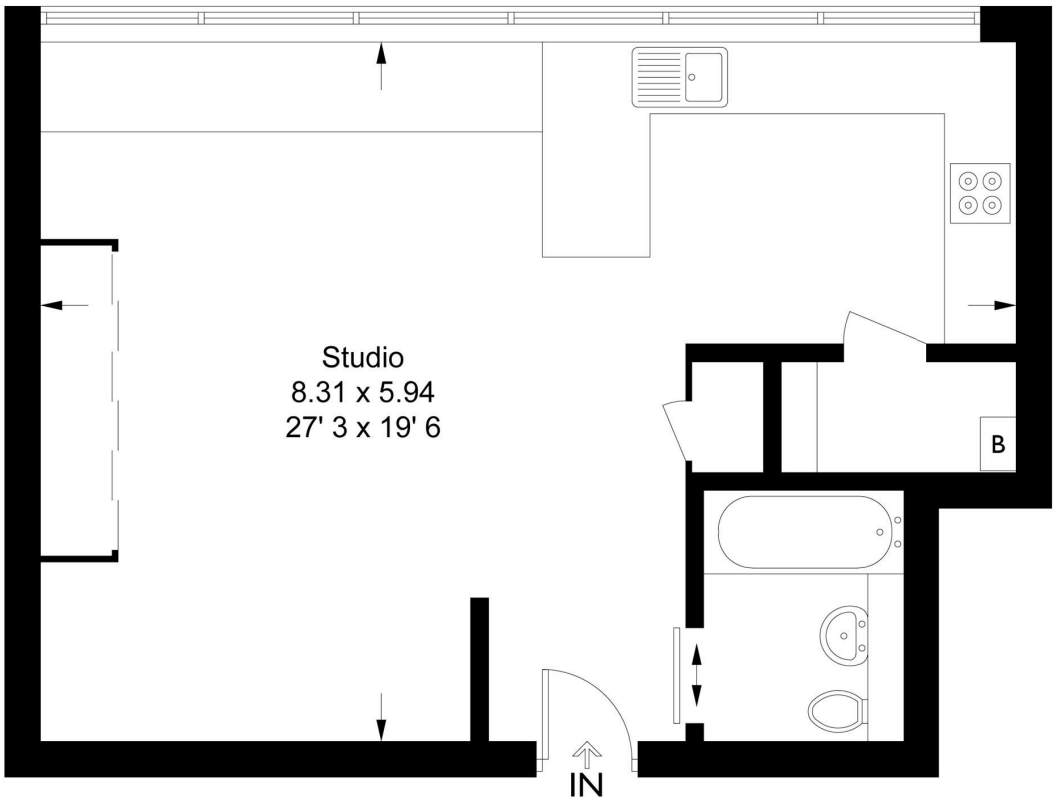
Council Tax Band:
F

Approximate Gross Internal Area:
509.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Grosvenor Road

Approximate Gross Internal Area = 509 sq ft / 47.3 sq m



Third Floor

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.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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