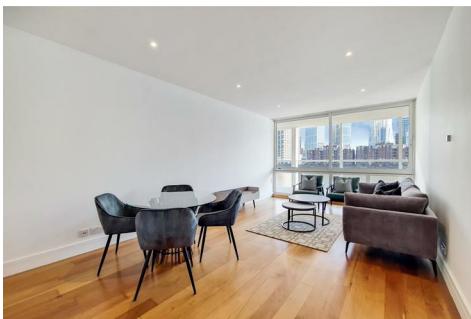




FIELDHOUSE

T: +44 (0)20 7013 0770
F: +44 (0)20 7731 1964
PROPERTY@FHRES.CO.UK
FHRES.CO.UK



Apartment 18, Eagle Wharf 138 Grosvenor Road, London, SW1V 3JS

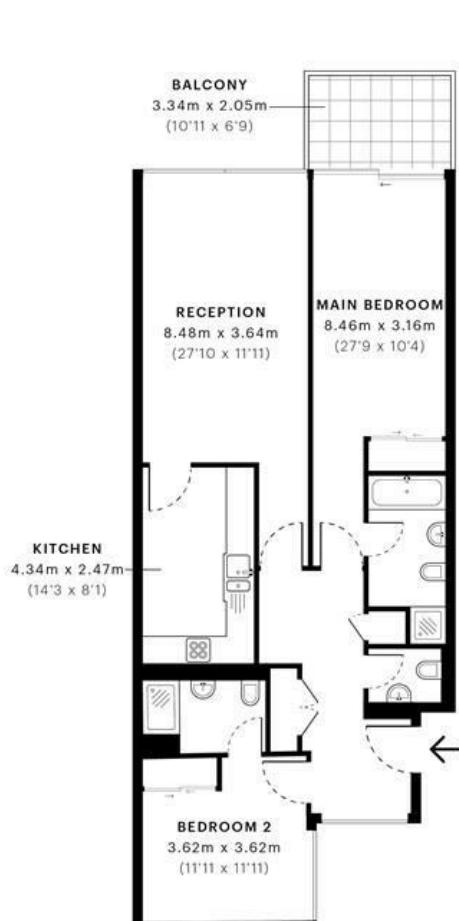
TWO DOUBLE BEDROOM FIRST FLOOR RIVERSIDE ALARTMENT. A well-appointed first-floor apartment with a private balcony and picturesque river views.

The property comprises a large living/dining room with a picture frame window overlooking the river, a fitted kitchen with a range of base and eye level units and integrated appliances, a master bedroom with balcony and en-suite bathroom, a second double bedroom with en-suite shower room, a storage cupboard and a guest toilet. The property is offered on a furnished basis and also benefits from 24hr Concierge, a recently refurbished 24hr residents Gym with Sauna and Steam Room and an allocated private parking space. Available Immediately!!!

Minimum Length of Tenancy: 12 Months
Council Tax: Westminster City Council
Council Tax Band: H

£4,116 PCM*

- TWO DOUBL EBEDROOM RIVERSIDE APARTMENT
- AVAILABLE IMMEDIATELY
- TWO ENSUITE SHOWER ROOMS
- BALCONY OVERLOOKING RIVER THAMES
- COMPLETELY REDECORATED THROUGHOUT
- 24HR CONCIERGE
- 24HR RESIDENTS GYM WITH SAUNA
- UNDERGROUND PARKING SPACE



N ↑

— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
99.93 sqm / 1075.64 sqft

NET INTERNAL AREA (NIA)
Excludes walls and shared features
Includes windows, internal door height
95.47 sqm / 1027.63 sqft

EXTERNAL STRUCTURAL FEATURES
Balcony, terrace, verandahs
6.72 sqm / 72.33 sqft

DETACHED GARAGE
Ground floor area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Photos and gardens are illustrative only and excluded from all area calculations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual rooms, lengths and widths
are the maximum points of measurements captured in the scan.

IPMS 02 RESIDENTIAL: 100.07 sqm / 1066.88 sqft
IPMS 02 RESIDENTIAL: 99.45 sqm / 1053.14 sqft

RICS ID: 563ff010739962c0de7d20b12

