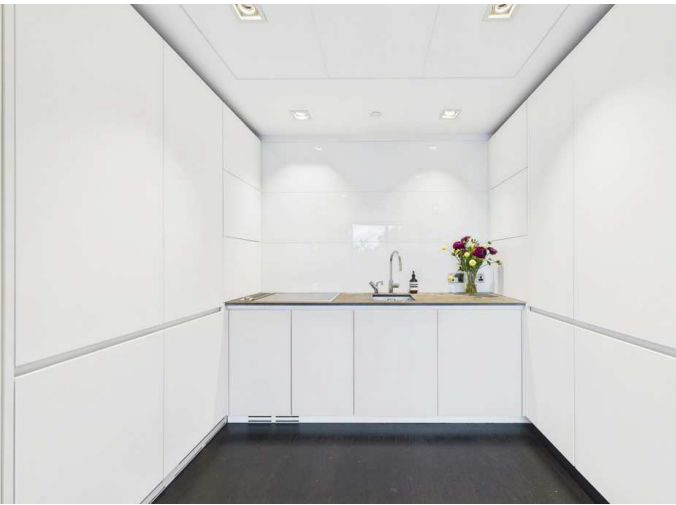




LEASEHOLD

2 BEDROOMS, 2 BATHROOMS, 1 RECEPTION ROOM



Luxury Two-Bedroom Apartment with Balcony in Riverwalk, Westminster, SW1P

This elegant two-bedroom apartment in the prestigious Riverwalk development, Westminster, offers contemporary living in a prime riverside location. Set on the raised ground floor, the property is beautifully designed with sleek interiors, excellent natural light and a generous balcony overlooking the landscaped surroundings.

The accommodation features a bright reception room that seamlessly flows into an open plan kitchen and dining area, creating an ideal setting for both entertaining and everyday living. The smart fitted kitchen includes built-in appliances and clean modern finishes. There are two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite bathroom, alongside a second stylish bathroom, completing the layout with convenience and comfort.

Riverwalk residents enjoy a range of exclusive amenities, including a 24-hour concierge service for peace of mind, and a fully equipped private gym, providing the perfect balance between lifestyle and wellness. Secure entry and modern communal areas add to the premium feel of the development.

Positioned along Millbank, the apartment is close to Pimlico Underground Station (Victoria line, 0.4 miles) and Westminster Underground Station (Jubilee, Circle and District lines, 0.7 miles), offering excellent connectivity across London. The area is rich with amenities including the Tate Britain gallery, a variety of riverside cafés, Michelin-starred restaurants, and excellent shopping in nearby Victoria. Leading schools and green open spaces such as St James's Park are also within easy reach.

This stunning apartment combines modern luxury with a sought-after Westminster address. With its riverside setting, elegant finishes and excellent amenities, it represents an outstanding opportunity to live in one of London's most desirable locations. Viewings are highly recommended to fully appreciate all that this home has to offer.





PROPERTY

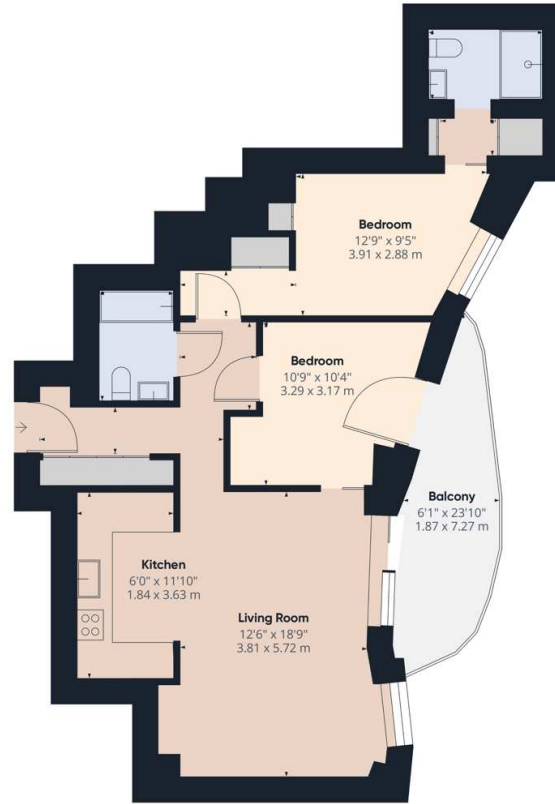
RIVERWALK, MILLBANK, WESTMINSTER, LONDON, SW1P

At a glance:

- Prestigious Riverwalk development
- Two double bedrooms
- Two modern bathrooms
- Open plan kitchen and reception
- Private balcony with views
- Raised ground floor
- 24-hour concierge and residents' gym
- Excellent Westminster location

Other Information:

- Lease: 985 years remaining
- Service Charge: £11,932 per year
- Ground Rent: £1,000 per year
- Council Tax: Band E (£2,034.36 per year)
- EPC B



- Raised Ground Floor -

APPROX. GROSS INTERNAL AREA
The footprint of the property
831.6 ft² / 77.26 m²

APPROX. NET INTERNAL AREA
Excludes walls and external features
792.0 ft² / 73.5 m²

APPROX. HEADROOM
AREA below 1.5m / 4.92ft
0.0 ft² / 0.0 m²

APPROX. EXTERNAL STRUCTURAL FEATURES
Balconies, Terraces, Etc
107.0 ft² / 9.9 m²



This floor plan is for illustration purposes only - Not To Scale
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright: turokmedia.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	