



RIVER LODGE 128 GROSVENOR ROAD LONDON SW1V 3JY

Prime Residential investment opportunity with unimpeded views over the River Thames.

Ten self contained one, two and three bedroom apartments arranged over ground to third floors (approximately 10,820 SqFt NSA) eight of which have direct views over the Thames.

Long leasehold interest with 81% share of the freehold for sale as a whole including six parking spaces.

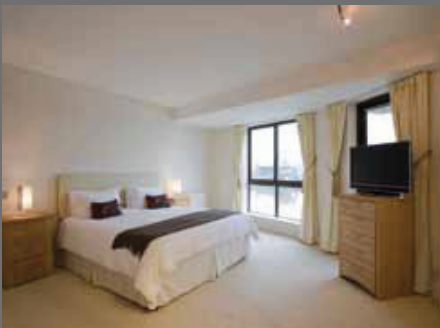
Price on application

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River Lodge is a recently built residential block benefiting from direct frontage over the River Thames. The accommodation comprises 10 apartments (of 12 within the building), set over ground and three upper floors. The property is currently configured to provide 4 one bedroom flats, 2 two bedroom flats and 4 three bedroom flats. The building also benefits from a lift, porters station and six underground parking spaces are included in the sale. Six of the apartments benefit from balconies directly overlooking the river and one has a large patio garden.

The property is well served with public transport with Pimlico underground station (Victoria Line) under eight minutes walk away and Victoria Station, a mainline station serving Dover, Brighton and the Gatwick Express only 1.15km to the North.

The property is currently tenanted on AST's. A tenancy schedule is available on request.



Unit No	Beds	Baths	SqFt	Outside Space	ERV PA
Garden Flat	1	1	441		23,400
1	1	1	538	Patio Garden	57,000
1a	2	3	1,270	Large Terrace	28,600
2	2	2	1,313	Juliette Balconies	52,000
2a	1	1	667		29,900
3	3	3	1,270	Balcony	65,000
3a	1	1	667	Two small balconies	31,200
4	3	2	1,313	Balcony	70,200
5	3	3	1,713	Balcony	78,000
6	3	3	1,628	Balcony	78,000
TOTAL			10,820		513,300