



GROSVENOR ROAD, SW1V

£850,000

LEASEHOLD

At a glance...

- Double Bedroom
- Separate self-contained studio with en-suite
- Spacious Living Room With High Ceilings
- Long lease
- Ground Floor

Winkworth

for every step...



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROSVENOR ROAD, SW1V

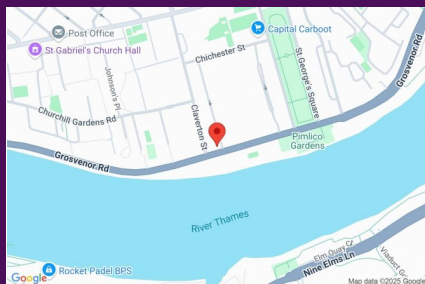
£850,000

LEASEHOLD

Set within an architecturally refined period building, this elegant one-bedroom flat offers an exceptional lifestyle opportunity along the Thames. Located on the raised ground floor, it benefits from the highest ceilings in the building, enhancing the sense of space and grandeur.

Spanning 709 square feet, the main residence has been thoughtfully renovated, with a modernised kitchen and bathroom that blend style and function seamlessly. Large windows bathe the space in natural light and offer a charming street view - perfect for enjoying a morning coffee while watching the world go by. Despite its central location, sound-cancelling glass ensures peace and quiet within.

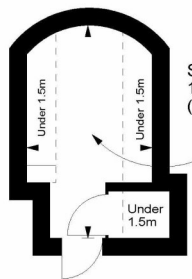
What truly sets this home apart is the additional self-contained studio flat - newly built and spanning 110 square feet, complete with its own en-suite bathroom. Discreetly separated from the main residence, it offers the perfect space for a dedicated home office, creative studio, or short-term rental - allowing you to generate additional income without compromising your privacy.



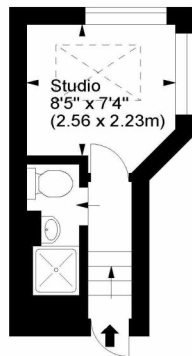
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Grosvenor Road, SW1

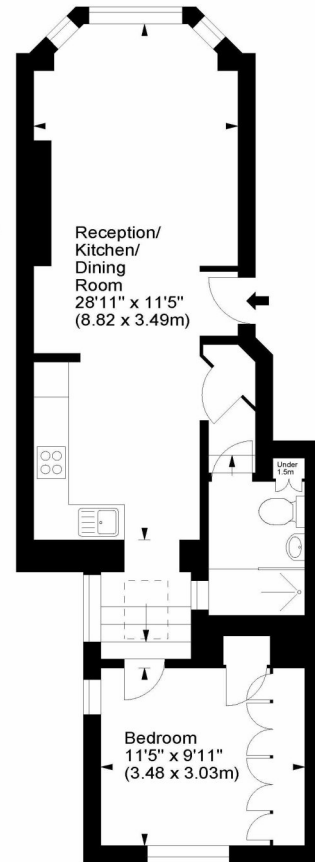
Approx. Gross Internal Area
546 Sq Ft - 50.72 Sq M
Approx. Store Area
109 Sq Ft - 10.13 Sq M
Approx. Studio Area
79 Sq Ft - 7.34 Sq M
Approx. Total Area
734 Sq Ft - 68.19 Sq M



Lower Ground Floor



First Floor
Half Landing



Raised Ground Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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