

HEPWORTH COURT



PIMLICO SW1W





A well-appointed one-bedroom apartment on the fourth floor (with lift) of this sought-after riverside development. The property features a spacious open-plan kitchen/reception, double bedroom with fitted wardrobes, bathroom, and private balcony. Benefits include wooden floors, comfort cooling, modern appliances, and secure underground parking. Residents enjoy 24-hour concierge, gym, spa, crèche, and an on-site Sainsbury's. Conveniently located near Sloane Square station, Battersea Park, and local amenities.



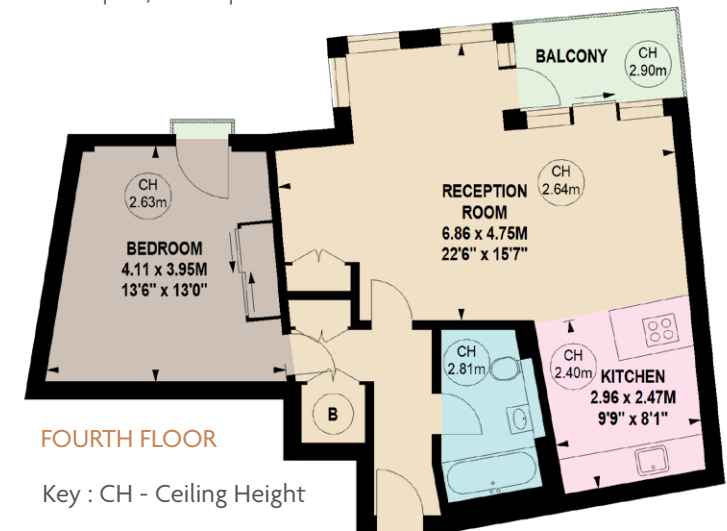
FEATURES :

- DOUBLE BEDROOM
- BATHROOM
- RECEPTION ROOM/ KITCHEN/DINING ROOM
- BALCONY
- 24H PORTER
- LIFT
- ON-SITE SAINSBURY'S
- UNDERGROUND PARKING
- LEISURE SUITE
- KIDS CLUB & CRÈCHE

PRICE : £795,000
TENURE : TENURE LEASEHOLD WITH 977 YEARS REMAINING
SERVICE CHARGE : APPROX. £6,000 PER ANNUM
GROUND RENT : APPROX. £1,200 PER ANNUM



APPROX. GROSS INTERNAL AREA
 658 Sq. Ft. / 61.13 Sq. M.



LOCATION

The property is located on Grosvenor Waterside, close to the numerous amenities the area is famous for, the green and open spaces of Ranelagh Gardens and Battersea Park, plus nearby Sloane Square station (Circle & District lines) for easy transport links.



These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/ tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	85	86
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



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