

# Eagle Wharf, Pimlico SW1V





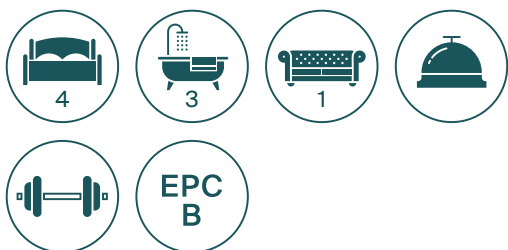
A modern 4 bedroom apartment in Eagle Wharf, Pimlico, SW1V, available to let through Knight Frank Battersea & Riverside.

Located on the 2nd floor (with lift) and offering 1,497 sq ft of living space, accommodation comprises a principle bedroom with fitted wardrobes and en suite, a further 3 bedrooms (2 with en suite), a separate WC and a spacious semi open plan living area, with a fully integrated kitchen, which leads onto a private south facing terrace, offering spectacular river views.

Two underground parking spaces are available with the let as well as a private 74 sq ft storage locker.

Residents of Eagle Wharf additionally benefit from a 24-hour concierge service, residents gym and direct river views.

Available to let through Knight Frank on a furnished basis.



*Eagle Wharf has always been a highly sought after riverside development on the north bank of the Thames. Transport links include Pimlico tube station (Victoria line) and Victoria Station (Gatwick Express, Mainline rail services, District, Circle and Victoria lines).*



## Eagle Wharf, Grosvenor Road, SW1V

Approximate Gross Internal Area = 139.1 sq m / 1497 sq ft

Basement = 6.9 sq m / 74 sq ft

Total = 146 sq m / 1571 sq ft

(Limited Use Area = 2.9 sq m / 31 sq ft)



### Approximate Gross Internal Floor Area

**139.1 sq m/1,497 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



### Tenants Fees

All potential tenants should be advised that, as well as rent and the deposit, an administration fee of £288 and referencing fees of £48 per person will apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) If the landlord agrees to you having a pet, you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). Please ask us for more information about other fees that will apply or visit [www.knightfrank.co.uk/tenantfees](http://www.knightfrank.co.uk/tenantfees).

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**I would be delighted to tell you more.**

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**Connecting people & property, perfectly.**

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Particulars dated [October 2020]. Photographs and videos dated [October 2020].

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