

# ROKSTONE



## Riverwalk Apartments SW1P

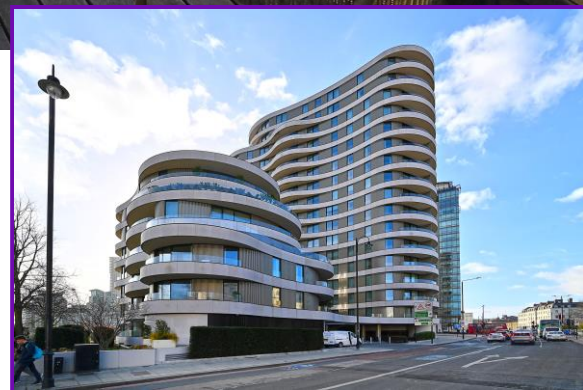
This luxurious 3 bedroom, 4 bathroom apartment is located in one of the finest buildings on the Thames. The property generously spans 1925 square feet / 179 sq metres. The apartment benefits from a balcony which wraps the length of the reception room and the principal bedroom which provides outstanding views of the Thames.

The apartment also boasts an open plan Boffi designer kitchen fitted with Miele and Gaggenau appliances, comfort cooling and underfloor heating. Crestron lighting and home automation system with generous ceiling heights of 2.8m.

Furthermore the apartment benefits from Private facilities including concierge service, a gym, a yoga studio valet parking, 24 hour security and 2 underground secure parking spaces.

The apartment is located in the heart of Westminster within walking distance of the capitals most famous landmarks including the Houses of Parliament and has access to great transport links.

**Price £3,995,000**

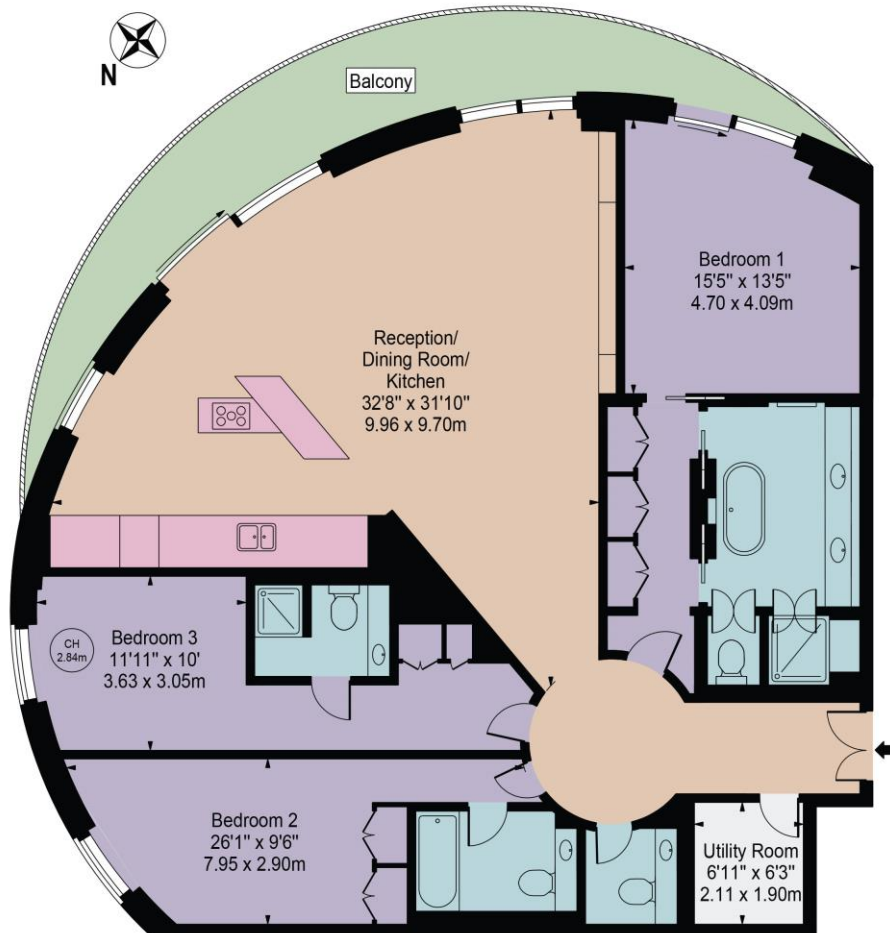


5 Dorset Street London W1U 6QJ  
Tel: 020 7580 2030 | Email: [enquiries@rokstone.com](mailto:enquiries@rokstone.com)  
<https://www.rokstone.com>

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## Riverwalk


Approx. Gross Internal Area 1903 Sq Ft - 176.79 Sq M  
Approx. External Area Of Balcony 232 Sq Ft - 21.55 Sq M



## Seventh Floor

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, enquiries 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		89	89
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-10) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Terms

Local Authority: London Borough Of Lambeth  
Tenure: Freehold  
Lease: 990  
Service Charge: TBC  
Ground Rent: Peppercorn