



Cubitt Building, 10 Gatliff Road
London SW1W

GARTON JONES.COM

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£3,995,000 Leasehold

FOUR Bedroom apartment of approx 1981 Sq.ft (178 sq.m) with LARGE SOUTH FACING TERRACE with RIVER VIEWS 2850 sq.ft (270 sq.m) DUAL aspect open plan living space, modern integrated kitchen. THREE BATHROOMS (en-suite) *bedroom 4 currently arranged as a walk-in closet to the master bedroom. Wood flooring, comfort cooling, two further balconies and 3 secure parking spaces. Residents will have the use of a 24 hour concierge service, a leisure suite with a well-equipped gym and spa facilities. Our office is on-site at Grosvenor Waterside (underneath Bramah House) as well as an on-site Sainsbury's Local, a coffee shop, crèche and Purple Dragon private kids club. The additional amenities including shops, restaurants and the excellent transport links of both Sloane Square and Victoria are within walking distance.

- 1981sq.ft (178sq.m)
- 5th Floor (With Lift)
- 4 Bedrooms (4th Bedroom Walk-in Closet)
- Dual Aspect Open Plan Reception Room
- Kitchen with Breakfast Bar & Miele Integrated Appliances
- 2850sq.ft (270sq.m) South Facing Roof Terrace + 2 Balconies
- 3 Secure Parking Spaces
- On-Site Sainsbury's, The Locals Coffee Shop & Bakery, Big Horizons Nursery & Purple Dragon Private Kids Club
- Residents Gym with Spa Facilities & 24 Hour Concierge Service
- Walking Distance to Sloane Square



Lease: 999 Years From 1st January 2003

Service Charge: £2557.17 (01/07/19 - 31/12/19)

Ground Rent: £1557.98 (01/01/19 - 31/12/19)

EPC certificate available on request.

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Approximate Gross Internal Area = 1918 sq ft / 178.2 sq m



Fifth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice.

