



Caro Point, 5 Gatliff Road  
London SW1W

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# Caro Point, 5 Gatliff Road London, SW1W

GARTON JONES.COM

8 Gatliff Road  
Chelsea  
London  
SW1W 8DP

Sales +44 (0) 20 7730 5007  
gws@gartonjones.com  
www.gartonjones.com

## £2,250,000 Leasehold

A 3 bedroom apartment for sale of approx. 1340sq.ft (124.5sq.m) on the 9th floor (with lift) of Caro Point at Grosvenor Waterside, a popular modern development located close to the banks of the River Thames by Chelsea Bridge. This bright and spacious property further benefits from an open plan reception room with access to a private balcony enjoying roof top views across Chelsea, there is a kitchen with a breakfast bar and Miele integrated appliances including a coffee machine and wine cooler, there are 2 bathrooms (1 en-suite), good storage including a utility cupboard housing a washer dryer and fitted wardrobes to the master bedroom, wood flooring, comfort cooling, ceiling mounted surround sound speakers and secure parking. You will have the use of a 24 hour concierge and access to a leisure suite with a well-equipped gym, spa facilities and yoga studios. There is an on-site Sainsbury's, a coffee shop and bakery, childrens crèche and a Purple Dragon private kids club. The transport links and additional shops, bars and restaurants of both Sloane Square and Victoria are within walking distance.

Lease: 999 Years from January 2003

Estimated Service Charge: £6.09 Per Square Foot, Per Annum

Ground Rent: £1250pa

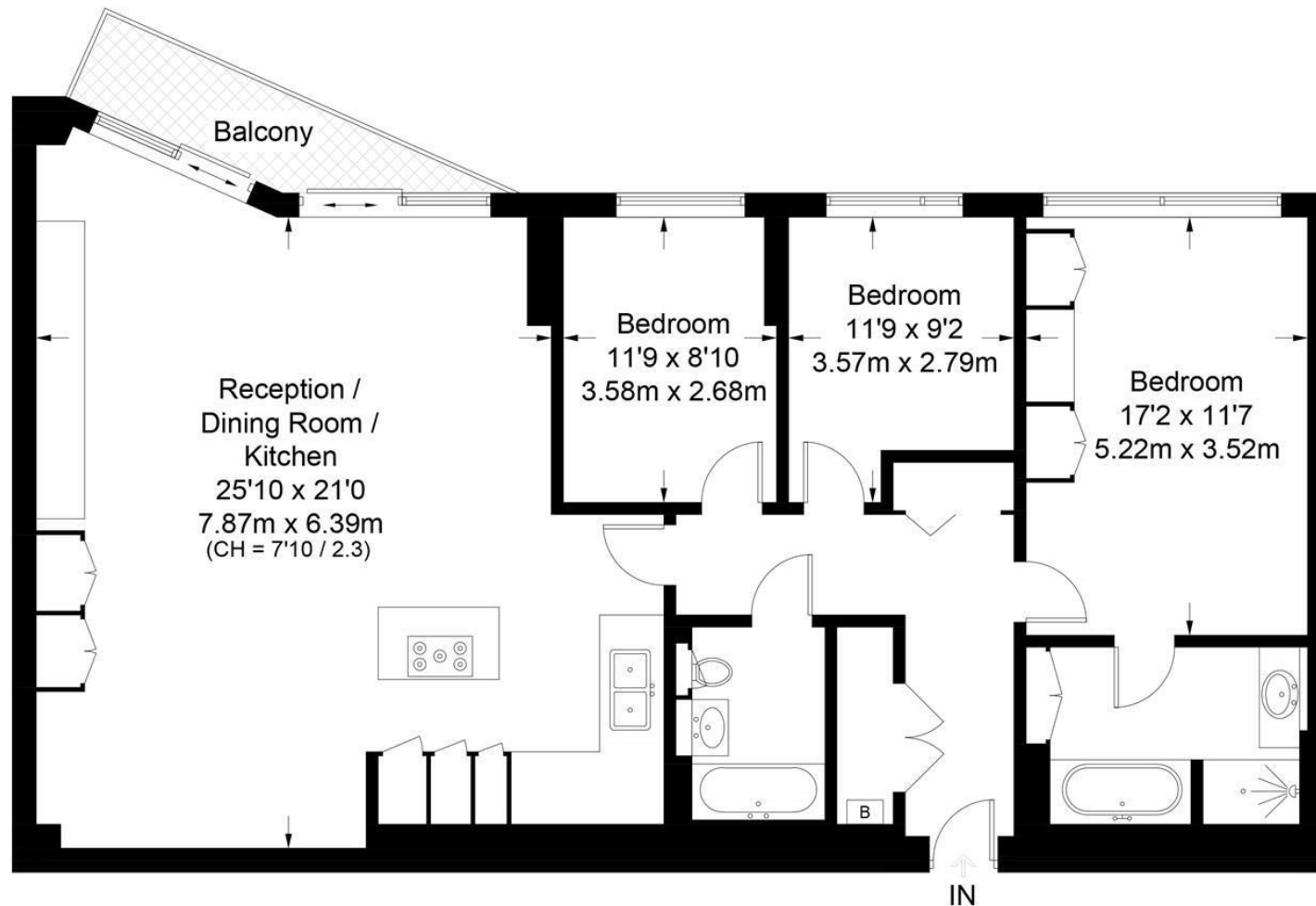
- 1340sq.ft (124.5sq.m)
- 9th Floor (With Lift)
- 3 Bedrooms
- 2 Bathrooms (1 En-Suite)
- Open Plan Reception Room
- Kitchen with Miele Integrated Appliances
- Terrace with Roof Top Views Towards Chelsea
- 24 Hour Concierge, Residents Gym & Spa and Secure Parking
- On-Site Sainsbury's, Coffee Shop, Crèche & Purple Dragon Private Kids Club
- Walking Distance to Sloane Square & Victoria Transport Links



EPC certificate available on request.

## Caro Point

Approximate Gross Internal Area = 1340 sq ft / 124.5 sq m



### Ninth 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.

