



Hepworth Court, 30 Gatliff Road
London SW1W

GARTON JONES.COM



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8 Gatliff Road
Chelsea
London
SW1W 8DP

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

£2,900,000 Leasehold

A bright and spacious 3 double bedroom duplex penthouse apartment of approx. 1659sq.ft (154.2sq.m) arranged over the 7th & 8th floors of Hepworth Court, Grosvenor Waterside, a popular residential development surrounding the former Grosvenor dock by Chelsea Bridge. This interior designed apartment has a fabulous triple aspect open plan reception and dining room with full width floor to ceiling windows and access to a wrap around terrace. There is a smart kitchen with a breakfast bar and Miele integrated appliances, 3 luxury bathrooms (2 en-suite), comfort cooling, wood flooring, secure underground parking and good storage including a utility cupboard housing a washer dryer, fitted wardrobes to bedroom 2 and a walk in wardrobe to the master bedroom. Additionally there is a feature staircase leading you to a huge private terrace of approx. 1240sq.ft (115.2sq.m) which is perfect for entertaining and which enjoys far reaching panoramic views including the River Thames and Battersea Power Station. The development provides residents with a 24 hour concierge service and there is a leisure suite with a well-equipped gym with spa facilities. Available via our office On-site (underneath Bramah House) you also have a Sainsbury's convenience store, a coffee shop and bakery, a Bright Horizon's children's nursery and a Purple Dragon private kids club. You will also be within very easy reach of Sloane Square which is within walking distance and the excellent transport links of Victoria including the Gatwick Express service are close by.

Lease: 999 Years from January 2003

Service Charge: £8600pa

Ground Rent: £1250pa

- 1659sq.ft (154.2sq.m) Plus 1240sq.ft (115.2sq.m) Roof Terrace
- 7th & 8th Floor Duplex Penthouse (With Lift)
- 3 Double Bedrooms
- 3 Bathrooms (2 En-Suite)
- Triple Aspect Open Plan Reception & Dining Room with Wrap Around Terrace
- Kitchen with Breakfast Bar & Miele Integrated Appliances
- 24 Hour Concierge Service
- Residents Gym with Spa Facilities & Secure Underground Parking
- On-Site Sainsburys, Coffee Shop & Bakery, Creche & Purple Dragon Private Kids Club
- Walking Distance to Sloane Square

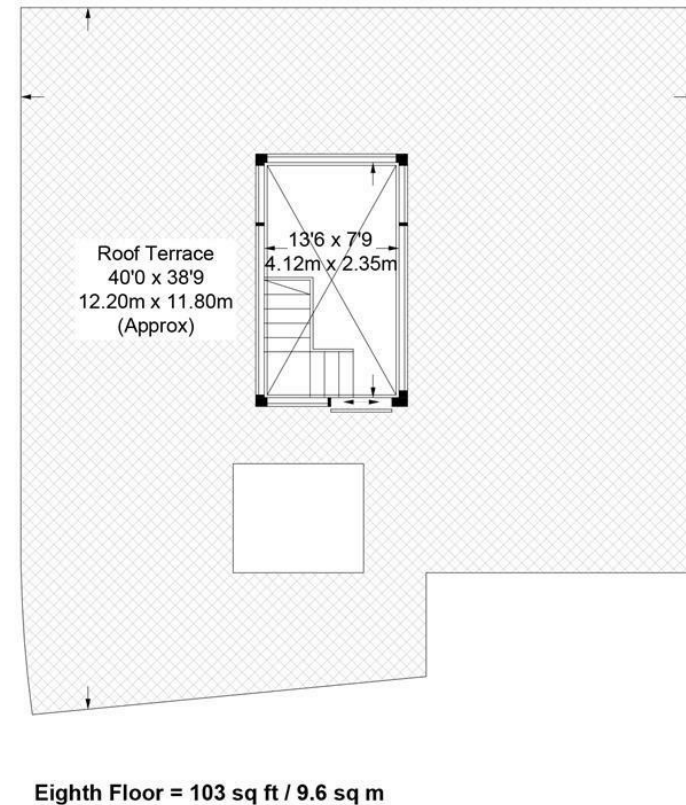
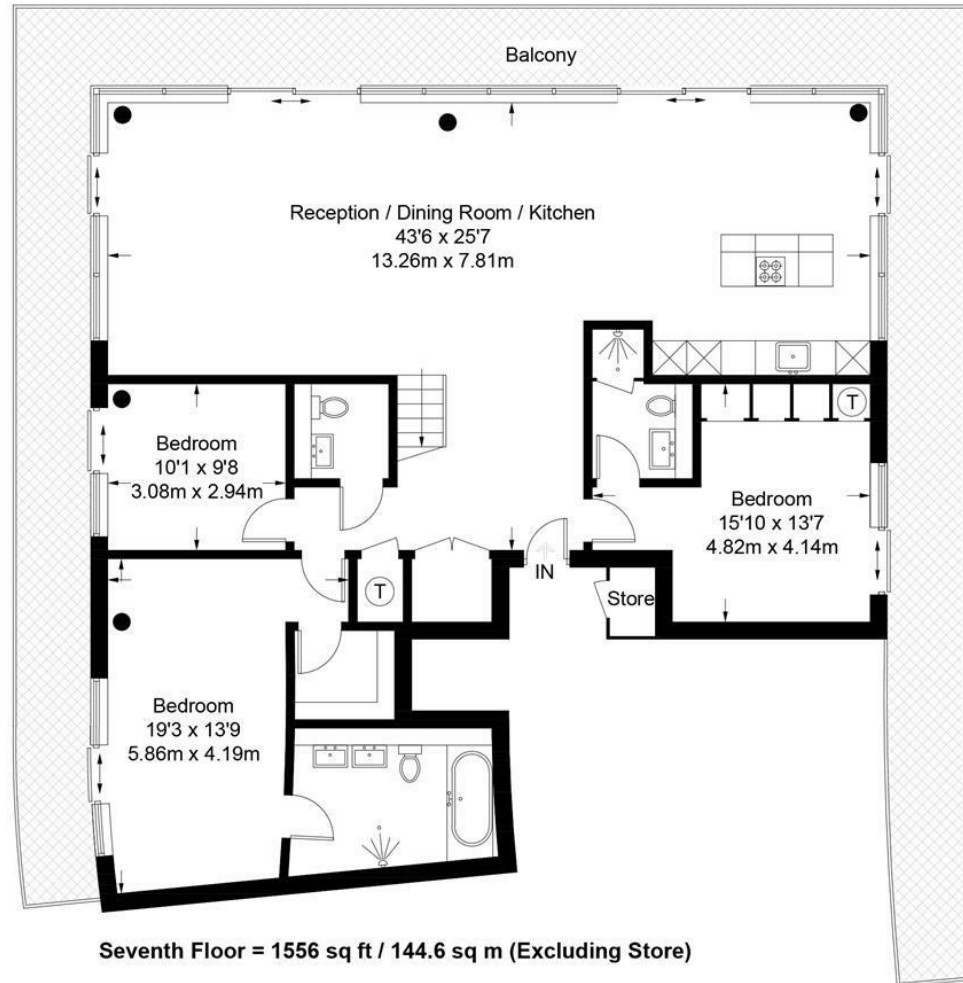


EPC certificate available on request.

Hepworth Court

Approximate Gross Internal Area = 1659 sq ft / 154.2 sq m
(Excluding Store)

Roof Terrace = 1240 sq ft / 115.2 sq m



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.

