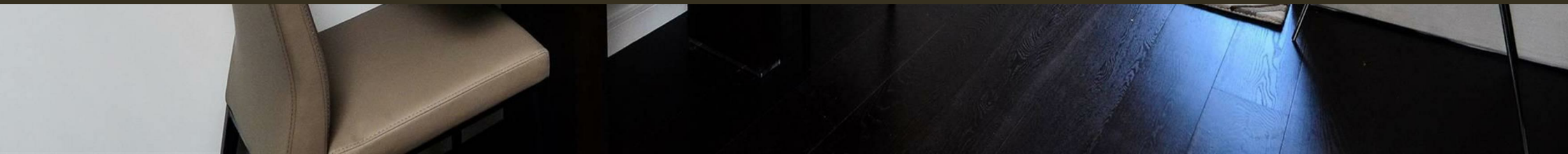




Moore House, 2 Gatliff Road  
London SW1W

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## £450,000 Leasehold

A studio apartment for sale of approx. 271 sq.ft (26 sq.m) in Moore House, one of the buildings forming the popular Grosvenor Waterside development in Chelsea. There is an open plan reception room, a fitted kitchen, luxury bathroom and wood flooring with underfloor heating. Residents will have the use of a 24 hour concierge service, a leisure suite with a well-equipped gym and spa facilities. This would make an ideal investment and there is a current tenancy until September 2024. There is also an on-site Sainsbury's Local, a coffee shop, crèche and Purple Dragon private kids club. The additional amenities including shops, restaurants of both Sloane Square and Victoria with its excellent transport links and Gatwick Express are within walking distance.

Service Charges approx. £1,907.60 per annum  
Ground Rent approx. £779.43 per annum  
Leasehold 999 years from 2003

Available via our office on-site here at Grosvenor Waterside (underneath Bramah House).

Westminster City Council (band D). Total: £912.05 per annum 2023/2024.

External maintenance works currently underway (expected completion March 2024). Please contact our office if you require further information.

- 271 Sq.ft (25.22 Sq.m)
- Fitted Pull Down Double Bed
- Studio Apartment
- Modern Kitchen
- Luxury Bathroom
- 24 Hour Concierge
- Underfloor Heating
- Residents' Gym With Leisure Suite
- On-Site Sainsbury's Local and Coffee Shop
- Moments from Sloane Square and Victoria Station with and Close to Local Shops and Amenities



EPC certificate available on request.

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