



Moore House, 2 Gatliff Road
London SW1W

GARTON JONES.COM



Moore House, 2 Gatliff Road London, SW1W

£2,750,000 Leasehold

A 3 double bedroom triple aspect apartment for sale of approx. 1475sq.ft (137.11sq.m), on the 9th floor of Moore House, one of the buildings forming the popular Grosvenor Waterside development, located close to the banks of the River Thames by Chelsea Bridge. This bright and spacious apartment benefits from a large open plan reception and dining room with access to a full width wrap around terrace offering far reaching roof top views of the London skyline taking in many iconic landmarks. There is a smart kitchen with a breakfast bar and Miele integrated appliances, there is wood flooring, air conditioning, 2 bathrooms (1 en-suite), secure underground parking and good storage including a utility cupboard housing a washer dryer and built in wardrobes to the master bedroom. There is UNDERGROUND PARKING. 24 HOUR CONCIERGE, GYM & SPA. On-site Sainsbury's Local, coffee shop and private kids club. SLOANE SQUARE & VICTORIA station with Gatwick Express are within walking distance. Battersea Park is also just a short stroll away across Chelsea Bridge.

Available via Garton Jones on-site office at Grosvenor Waterside (underneath Bramah House).

EPC rating: C

Service Charges: approx. £15,144.96 per annum

Ground Rent: approx. £1,948.57 per annum

EWS1 compliant

Leasehold 999 years from 2003

Council Tax: Westminster Council (band H)

EPC certificate available on request.

- 1475sq.ft (137.11sq.m)
- 3 Double Bedrooms
- 2 Bathrooms (1 En-Suite)
- Dual Aspect Open Plan Reception Room
- Kitchen with Integrated Appliances
- Full Width Wrap Around Terrace with Far Reaching Views
- 24 Hour Concierge & Secure Parking (Under Separate Agreement)
- On-Site Sainsbury's, Coffee Shop & Bakery, Bright Horizons Nursery & Purple Dragon Private Kids Club
- Walking Distance to Sloane Square & Victoria

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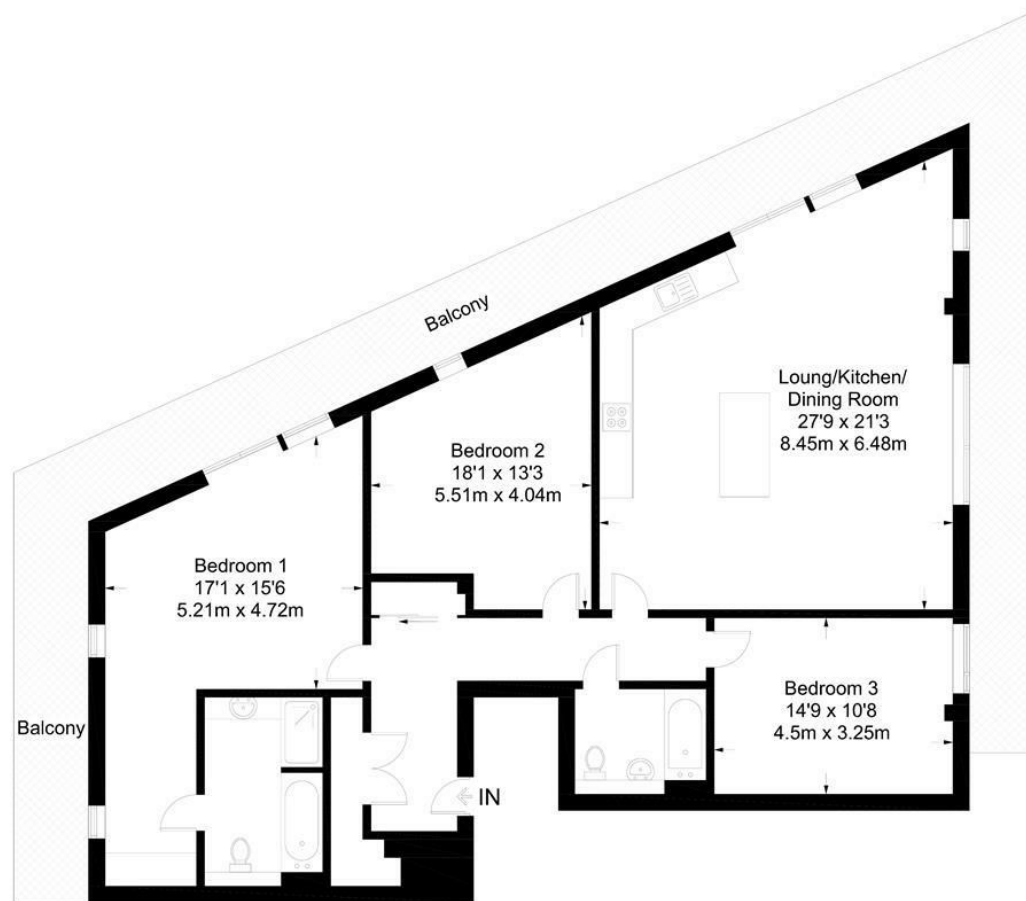
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Moore House

Approximate Gross Internal Area = 1475 sq ft / 137.0 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.

