



Moore House, 2 Gatliff Road
London SW1W

GARTONJONES.COM



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£1,400,000 Leasehold

GARTON JONES.COM

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A 2 DOUBLE BEDROOM apartment for sale of approx. 945 sq.ft (87.8sq.m) in Moore House, Grosvenor Waterside, located close to the banks of the River Thames by Chelsea Bridge. This apartment benefits from an open plan reception room, kitchen with integrated appliances including a wine cooler, wood flooring, comfort cooling, en-suite bathroom plus separate shower room, excellent 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: B (83)

Service Charges: approx. £9,440.16 per annum

Ground Rent: approx. £1,558.86 per annum

EWS1 compliant

Leasehold 999 years from 2003

Council Tax: Westminster City Council

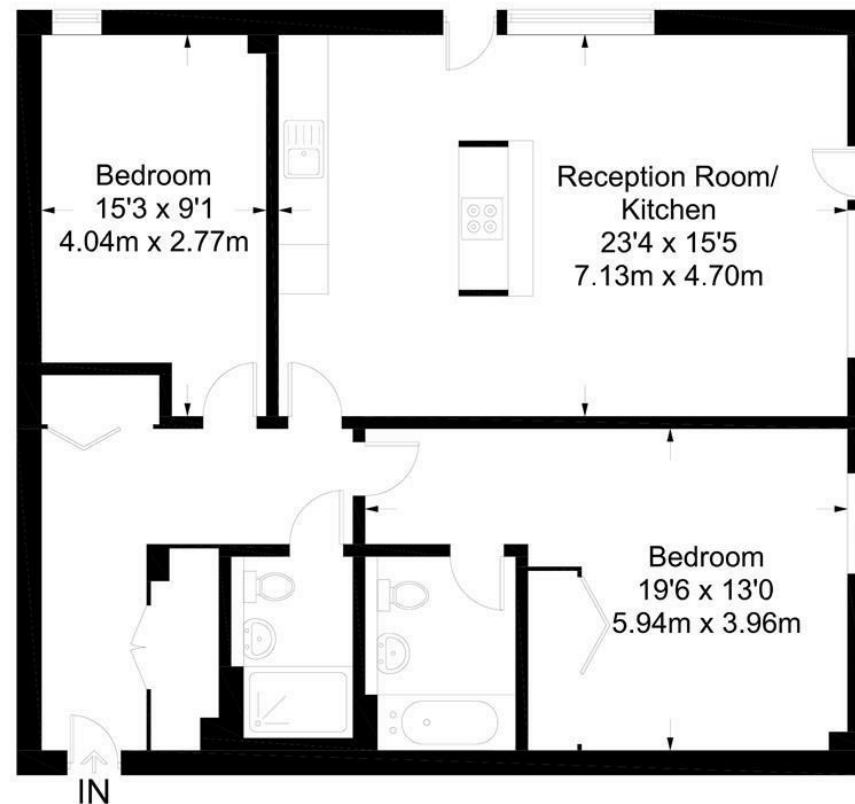
- 945 Sq.ft (87.8 Sq.m)
- 2 Double Bedrooms
- 2 Bathrooms (1 En-Suite)
- Dual Aspect Open Plan Reception Room
- Kitchen with Miele Integrated Appliances
- 24 Hour Concierge
- Secure Underground Parking Space
- On-Site Residents' Gym With Spa Facilities
- On-Site Sainsbury's, Coffee Shop & Bakery, Purple Dragon Private Kids Club & Crèche
- Walking Distance to Sloane Square & Victoria Station



EPC certificate available on request.

Moore House

Approximate Gross Internal Area = 945 sq ft / 87.8 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.

