



Woods House, 7 Gatliff Road
London SW1W

GARTONJONES.COM



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£460,000 Leasehold

A ONE DOUBLE BEDROOM apartment for sale of approx. 485 sq.ft (45.05 sq.m) in Woods House, one of the buildings on the GROSVENOR WATERSIDE development in Chelsea. This apartment has an open plan reception room with a Juliette style balcony, with partial river views, a modern kitchen and bathroom and storage including built in wardrobes to the bedroom. Our office is on-site at Grosvenor Waterside (underneath Bramah House) and 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 and the excellent transport links of both Sloane Square and Victoria are within walking distance. Battersea Park is also just a short stroll away across Chelsea Bridge.

EWS1 completed

OR available to purchase a 25% share: £125,000 (*rent £943.61 per month - subject to annual review).

Service Charges: approx. £368.83 per month (subject to annual review) inclusive of hot & cold water, CH & boiler breakdown cover.

Ground Rent: N/A

Leasehold — 125 years from 2009 (approx. 112 years remaining)

EPC Rating: B

Westminster City Council (band D).

EPC certificate available on request.

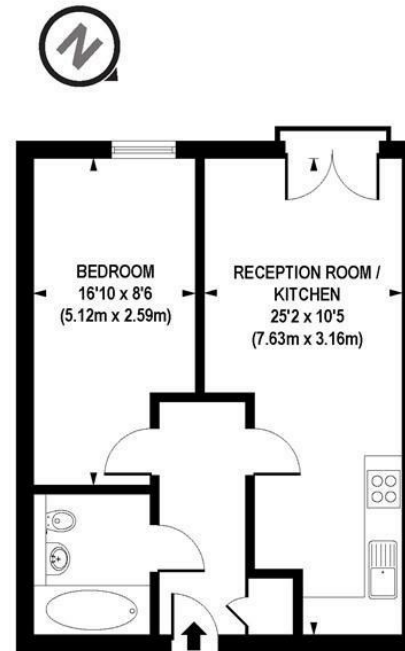
- 485 Sq.ft (45.05 Sq.m)
- 1 Double Bedroom
- Open Plan Reception Room
- Modern Kitchen
- Bathroom
- 24 Hour Concierge
- Juliette Style Balcony
- On-Site Sainsbury's, Coffee Shop & Bakery, Purple Dragon Private Kids Club & Crèche
- Close to Local Shops and Amenities
- Walking Distance To Sloane Square and Victoria Station

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APPROX. GROSS INTERNAL FLOOR AREA 485 sq. ft / 45.05 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements,
fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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