



Woods House, 7 Gatliff Road
London SW1W

GARTONJONES.COM



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£475,000 Leasehold

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A great opportunity to buy a ONE DOUBLE bedroom apartment of approx. 483sq.ft (44.9sq.m) in Woods House, part of the popular Grosvenor Waterside development in Chelsea. This apartment is bright and well maintained and has an open plan reception room with a Juliette style balcony overlooking communal gardens. The kitchen has a breakfast bar, a built in oven and hob and a washing machine is also included. There is a modern bathroom. 24 HOUR CONCIERGE. On-site Sainsbury's Local, coffee shop, gym and spa (payable) and private kids' club. SLOANE SQUARE & VICTORIA station with Gatwick Express are within walking distance.

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

Service Charges & Ground Rent approx. £3,999.00 per annum
Lease - 125 years from 18 March 2009
EWS1 compliant

Council Tax: Westminster City Council (band D)

EPC Rating: C (80)

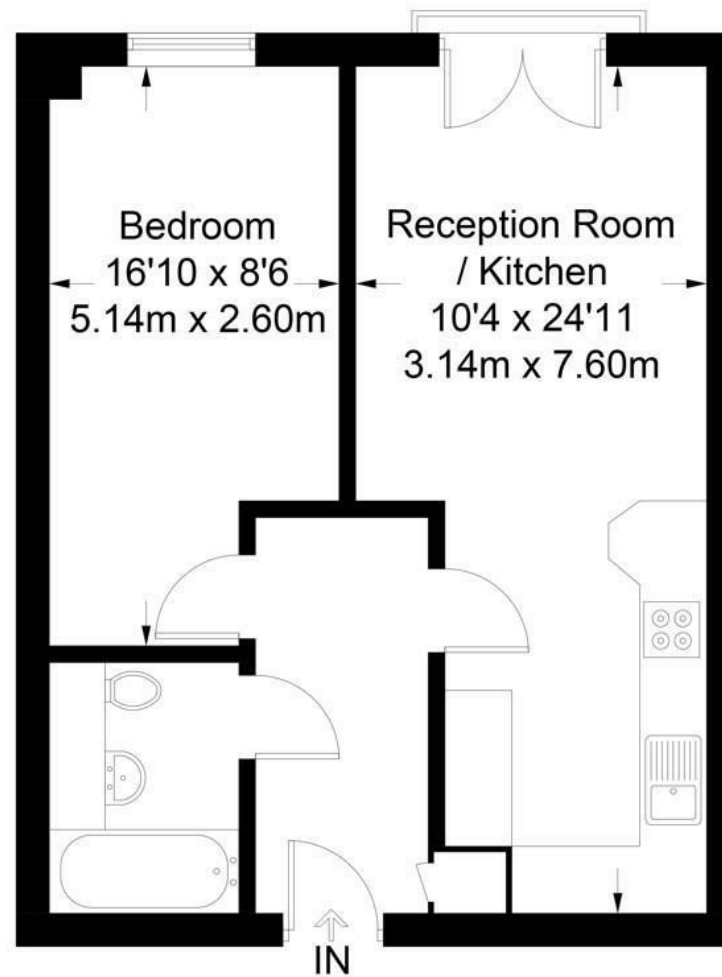
EPC certificate available on request.

- 483 Sq.ft (44.9 Sq.m)
- One Double Bedroom
- Open Plan Reception Room
- Modern Kitchen
- Bathroom
- 24 Hour Concierge
- Juliette Style Balcony
- On-Site Sainsbury's, The Locals Coffee Shop & Bakery, Big Horizons Crèche & Purple Dragon Private Kids Club
- Walking Distance to Sloane Square & Victoria Transport Links & Amenities
- On-Site Residents' Gym & Spa (Payable)



Woods House

Approximate Gross Internal Area = 483 sq ft / 44.9 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.

