



Moore House, 2 Gatliff Road  
London SW1W

GARTON JONES.COM



# Moore House, 2 Gatliff Road London, SW1W

## £850,000 Leasehold

## GARTON JONES.COM

8 Gatliff Road  
Grosvenor  
Waterside  
Chelsea  
London  
SW1W 8DP

Sales +44 (0) 20 7730 5007  
gws@gartonjones.com  
www.gartonjones.com

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.

- 575sq.ft (53.4sq.m)
- 1 Double Bedroom
- Modern Bathroom
- Open Plan Reception Room
- Integrated Kitchen
- 24 Hour Concierge
- Secure Underground Parking
- Residents Leisure Suite with Gym & Spa Facilities
- On-Site Sainsbury's, Coffee Shop & Bakery, Purple Dragon Private Kids Club & Crèche
- Walking Distance to Sloane Square and Victoria Station



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

EPC Rating: B (83)

EWS1 compliant

Leasehold 999 years from 2003

Council Tax: Westminster City Council

Service Charges: approx. £5,255.74 per annum

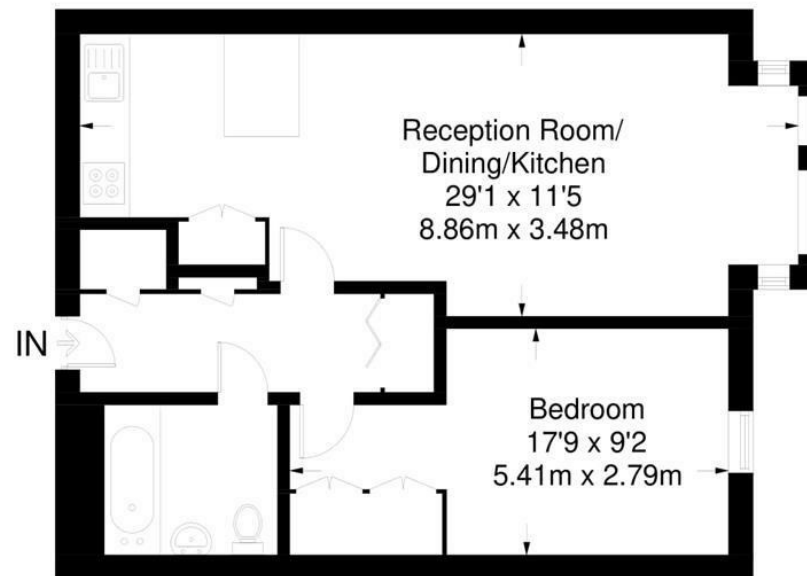
Ground Rent: approx. £1,169.14 per annum



EPC certificate available on request.

## Moore House

Approximate Gross Internal Area = 575 sq ft / 53.4 sq m



Fourth 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.



