



Bramah House, 9 Gatliff Road
London SW1W

GARTON JONES.COM



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£1,000,000 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 TWO DOUBLE BEDROOM apartment for sale of approx. 813sq.ft (75.5sq.m) in Bramah House, part of the popular Grosvenor Waterside development in Chelsea. The apartment has an open plan reception room with floor to ceiling windows and a Juliette style balcony. There is a modern kitchen with a breakfast bar and integrated appliances including a wine cooler, storage including a utility cupboard housing a washer dryer, wood flooring, 2 bathrooms (1 en-suite), comfort cooling. 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.

- 813 Sq.ft (75.5 Sq.m)
- 2 Double Bedrooms
- Open Plan Reception Room
- 2 Bathrooms (1 En-Suite)
- Juliette Style Balcony With Partial Views of Battersea Power Station & River Thames
- Kitchen with Breakfast Bar & Gaggenau Integrated Appliances Including a Wine Cooler
- Utility Cupboard, Wood Flooring & Comfort Cooling
- On-Site Sainsbury's, Coffee Shop, Crèche & Purple Dragon Private Kids Club
- Walking Distance To Sloane Square & Victoria Transport Links

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

Lease: 999 Years from January 2003
Service Charge: approx. £6,842.00 per annum TBC
Ground Rent: approx. £1,560.00 per annum TBC
EWS1 Completed
Westminster City Council (band F)

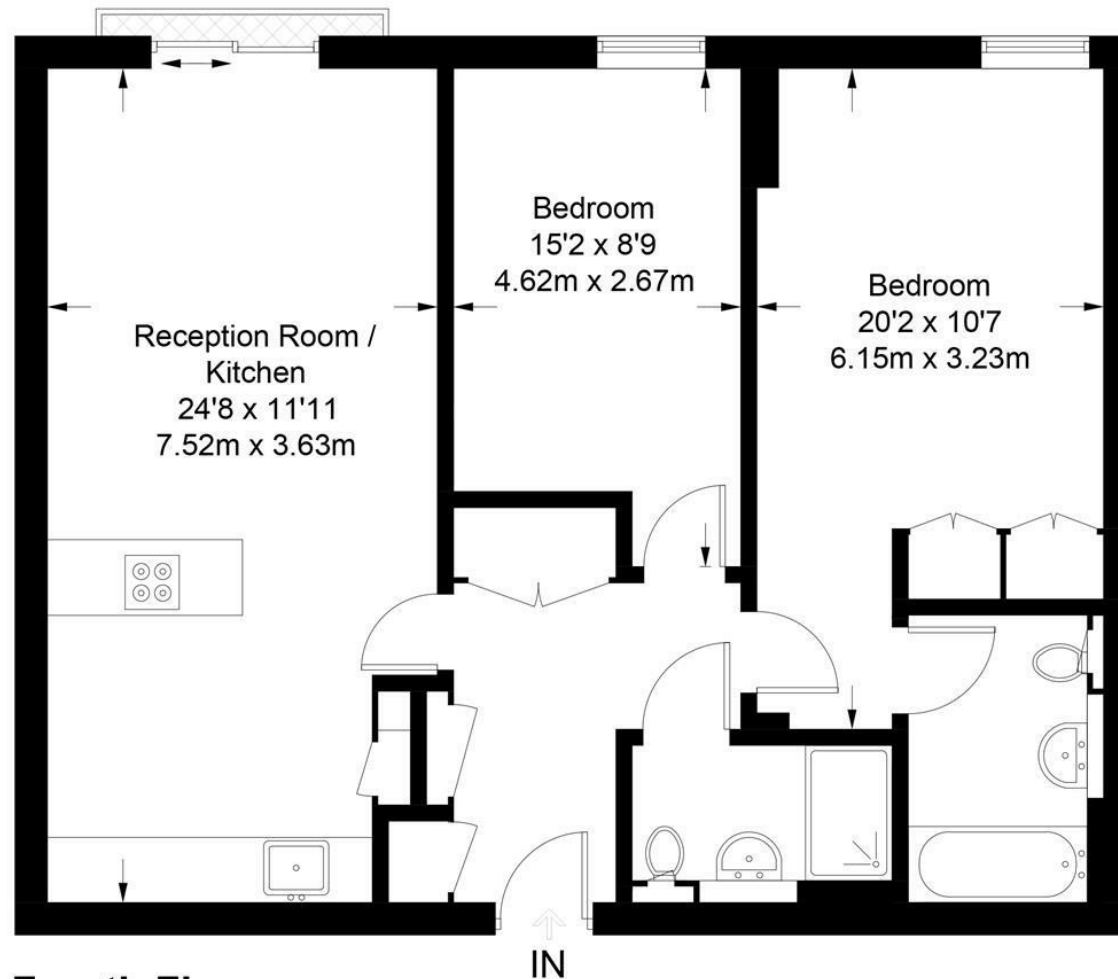
EPC Rating: B (83)

EPC certificate available on request.



Bramah House

Approximate Gross Internal Area = 813 sq ft / 75.5 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.

