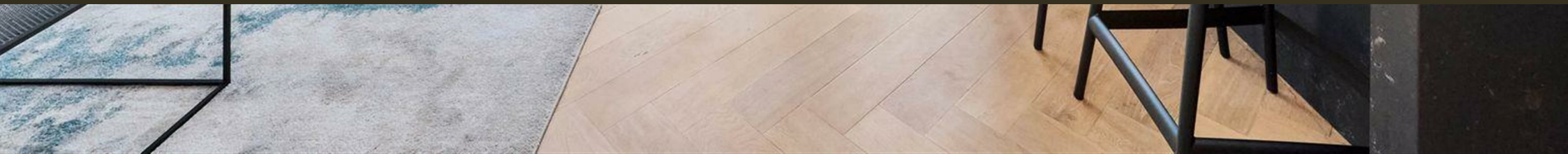




Cubitt Building, 10 Gatliff Road
London SW1W

GARTON JONES.COM



Cubitt Building, 10 Gatliff Road London, SW1W

£1,475,000 Leasehold

A stunning TWO DOUBLE BEDROOM apartment for sale of approx. 863 sq.ft (80.18 sq.m) in Cubitt Building, part of the popular Grosvenor Waterside development in Chelsea that surrounds the historic Grosvenor Dock. The property has been refurbished to the highest of standards including a new kitchen with upgraded Miele appliances, Quooker filter taps and marble shower rooms. There is light oak wood flooring, Lutron recessed lighting with Buster and Punch sockets and light switches, an in-ceiling projector and Yamaha surround sound speakers. The property has air conditioning and underfloor heating. The accommodation comprises of an open plan reception room with SOUTH FACING DIRECT RIVER VIEWS. There are two shower rooms (1 en-suite). There is good storage including utility cupboard housing washer dryer. The apartment comes with a SECURE UNDERGROUND PARKING SPACE.

Residents have use of the 24 HOUR CONCIERGE and on-site GYM & SPA. On-site Sainsbury's Local, coffee shop and private Purple Dragon 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).

Service Charges: approx. £4,528.91 half yearly
Ground Rent: approx. £1,014.77 per annum
Lease 999 years from 2003
EWS1 Completed
Lease: 999 years from 2003 (approx. 978 years remaining)

EPC Rating: B (85)

Council Tax: Westminster City Council (band F)

EPC certificate available on request.

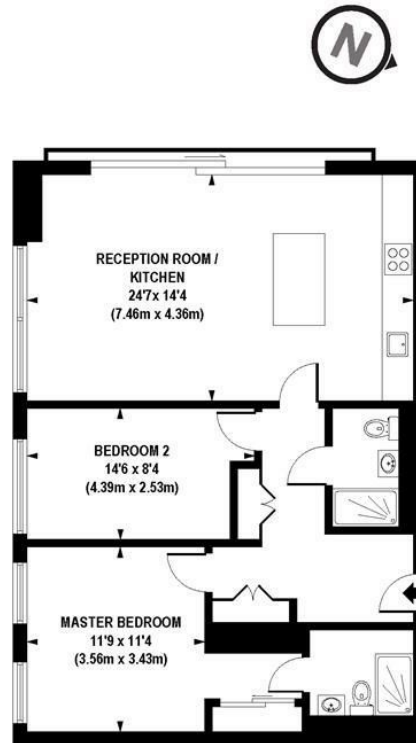
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- 863 Sq.ft (80.18 Sq.m)
- Two Double Bedrooms
- Open Plan Reception Room With Direct River Views
- Integrated Kitchen With Miele appliances
- Two Shower Rooms (One En-Suite)
- 24 Hour Concierge Service
- Secure Underground Parking Space
- Refurbished To A Very High Standard
- On-Site Gym & Spa Facilities, Sainsbury's Local, Coffee Shop, Purple Dragon Private Kids' Club & Crèche
- Walking Distance To Victoria Train Station & Sloane Square





APPROX. GROSS INTERNAL FLOOR AREA 863 sq. ft / 80.18 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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PROPERTY MARKETING







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