



Caro Point, 5 Gatliff Road
London SW1W

GARTON JONES.COM



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8 Gatliff Road
Grosvenor
Waterside
Chelsea
London
SW1W 8DP

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

£495,000 Leasehold

A Manhattan style ONE BEDROOM apartment for SALE of approx. 367 sq.ft (34.1 sq.m) in Caro Point, part of the popular Grosvenor Waterside development in Chelsea. This apartment benefits from an OPEN PLAN reception room with an integrated kitchen, very good storage including a utility cupboard housing a Bosch washer/dryer and built in wardrobes to the bedroom. There is a Juliette style balcony, wood flooring and modern shower room.

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.

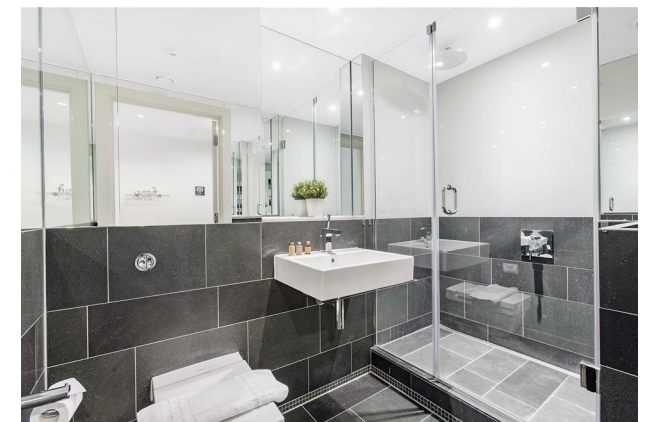
Lease: 999 years from 2003 (980 years remaining, expires 3002)
Service Charges: approx. £2750 annually
Ground Rent: approx 780 per annum
EWS1 completed

Westminster City Council (band D)

EPC Rating: C (79)

EPC certificate available on request.

- 367 Sq.ft (34.1 Sq.m)
- Bedroom with Built in Wardrobes
- Open Plan Reception Room
- Integrated Kitchen
- Shower Room
- Dark Wood Flooring Throughout & Good Storage
- 24 Hour Concierge
- Juliette Style Balcony
- Smart Leisure Suite with Gym & Spa Facilities
- On-Site Sainsbury's & Close to Sloane Square Transport Links & Amenities



Caro Point

Approximate Gross Internal Area = 367 sq ft / 34.1 sq m

