



Hepworth Court, 30 Gatliff Road
London SW1W

GARTONJONES.COM



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£695,000 Leasehold

A ONE DOUBLE bedroom apartment for sale of approx. 547 sq.ft (50.83 sq.m) on the 3rd floor of Hepworth Court, part of the popular Grosvenor Waterside development close to the banks of the River Thames. This bright apartment has an open plan reception room with access to a PRIVATE BALCONY, an integrated kitchen, bathroom and wood flooring and comfort cooling. SECURE UNDERGROUD 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.

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

Service Charges: approx. £4,800.00 per annum
Ground Rent: approx. £1,013.00 per annum
Leasehold: 999 years from 1 January 2003
(approx. 977 years remaining)

Council Tax: Westminster City Council (band E)

EPC Rating: B (82)

EPC certificate available on request.

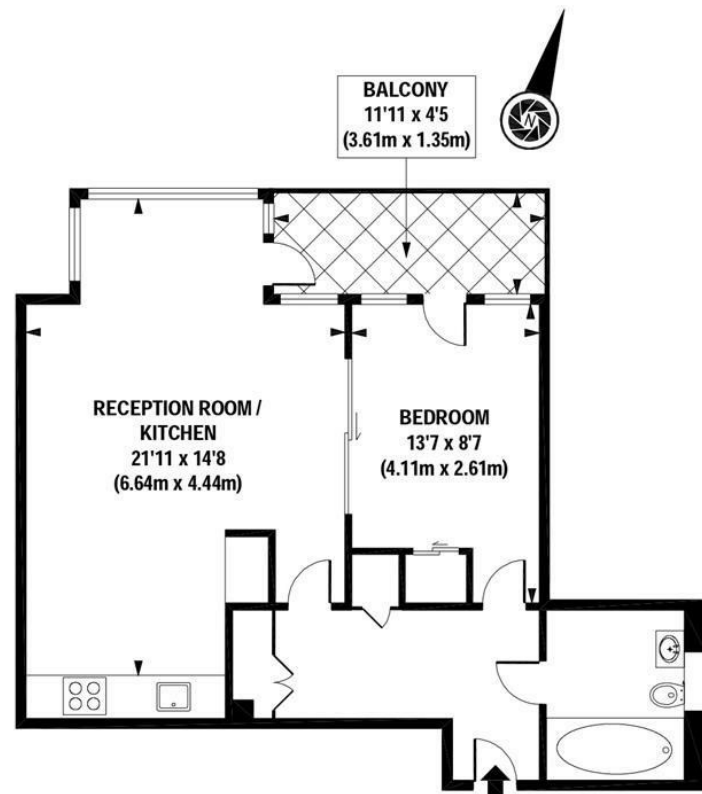
- 547 Sq.ft (50.83 Sq.m)
- 1 Double Bedroom
- Open Plan Reception
- Integrated Kitchen
- Modern Bathroom
- 24 Hour Concierge
- Private Balcony
- Secure Underground Parking
- On-Site Sainsbury's, Coffee Shop & Bakery, Purple Dragon Private Kids Club & Crèche
- Walking Distance To Sloane Square & Victoria Station

GARTON JONES.COM

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APPROX. GROSS INTERNAL FLOOR AREA 547 sq. ft / 50.83 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.

