



GARTON JONES

Bramah House, 9 Gatliff Road  
London SW1W

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## £1,750,000

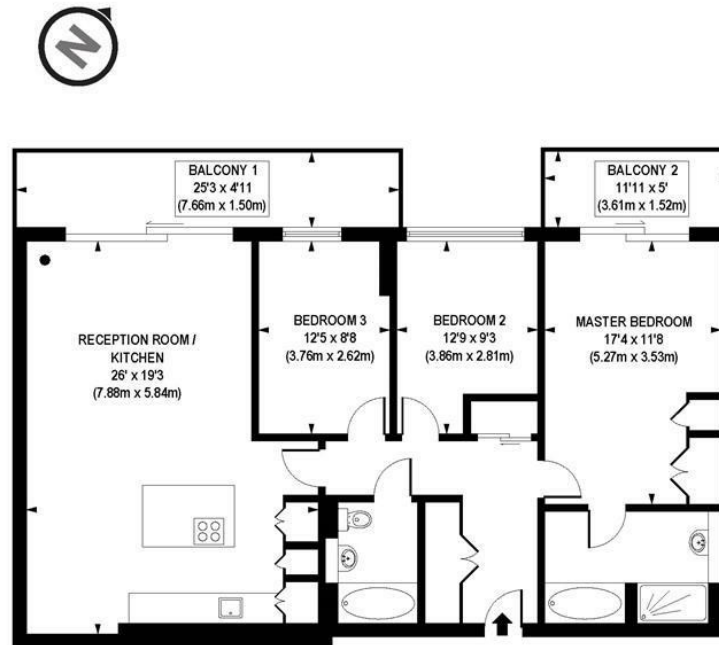
A THREE BEDROOM apartment for SALE of approx. 1161sq.ft (107.8sq.m) in Bramah House, on the GROSVENOR WATERSIDE development close to the banks of the River Thames by Chelsea Bridge. This spacious apartment has a dual large OPEN PLAN reception room with a smart kitchen with Gaggenau integrated appliances and a breakfast bar, you have TWO BALCONIES with views of the docks, 2 luxury bathrooms (1 en-suite), comfort cooling, wood flooring and good storage including a utility cupboard housing a Bosch washer dryer and built in wardrobes to the bedrooms. Residents have use of 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).

Lease: 999 Years from January 2003  
Service Charge: 01/07/2020 to 30/06/2021  
£4733.60  
Ground Rent: - £1948.57 (2021)

- 1161sq.ft (107.8sq.m)
- Open Plan Reception Room
- Kitchen with Integrated Appliances & Breakfast Bar
- 3 Bedrooms
- 2 Bathrooms (1 En-Suite)
- 2 Balconies with Dock Views
- Underground Parking
- Good Storage, Comfort Cooling & Wood Flooring
- 24 Hour Concierge, Gym & Spa, On-Site Sainsburys & Coffee Shop
- Walking Distance to Sloane Square & Victoria Station



EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 1160 sq. ft / 107.74 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.

**CP CREATIVE**  
PROPERTY MARKETING

