



Moore House, 2 Gatliff Road
London SW1W

GARTONJONES.COM



Moore House, 2 Gatliff Road London, SW1W

£1,100,000 Leasehold

A three bedroom duplex apartment for sale of approx. 967 sq.ft (89.8 sq.m). This apartment is arranged over two levels in Moore House, Grosvenor Waterside, located close to the River Thames by Chelsea Bridge. There is an open plan reception room and kitchen with access to a private balcony. There are two bathrooms (one an ensuite bathroom & separate shower room). There is good storage including a large utility cupboard housing a washer dryer, built-in wardrobes to the master bedroom and large hallway storage. Additionally there is a private secure storage area via the balcony (ideal for luggage or bikes). There is underfloor heating & comfort cooling and SECURE UNDERGROUND PARKING. Residents have the 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 links are within walking distance. The development is also within easy access to the open green spaces of Battersea Park and Battersea Power Station development, King's Road and designer boutiques on Sloane Street.

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

Service Charges: approx. £6500pa - tbc
Ground Rent: approx. £1250pa - tbc
Leasehold — 999 years from 2003 (expires 3002)
EWS1 Completed

EPC Rating: B (83)

Council Tax: Westminster Council (band G)

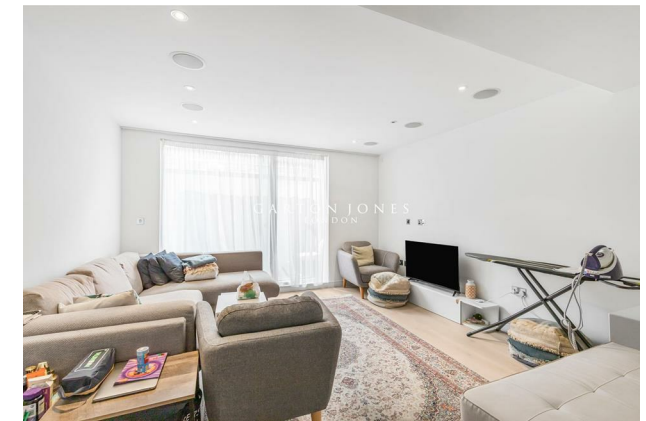
EPC certificate available on request.

- 967 Sq.ft (89.8 Sq.m)
- Split Level Duplex Apartment
- 3 Bedrooms
- Open Plan Reception Room
- Modern Kitchen
- 2 Bathrooms (1 En-Suite & 1 Shower Room)
- Secure Underground Parking
- Balcony
- Close To Victoria Station & Sloane Square
- On-Site Residents' Gym & Spa, Purple Dragon Private Kids' Club, Sainsbury's Local & Coffee Shop

GARTON JONES.COM

8 Gatliff Road
Grosvenor
Waterside
Chelsea
London
SW1W 8DP

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

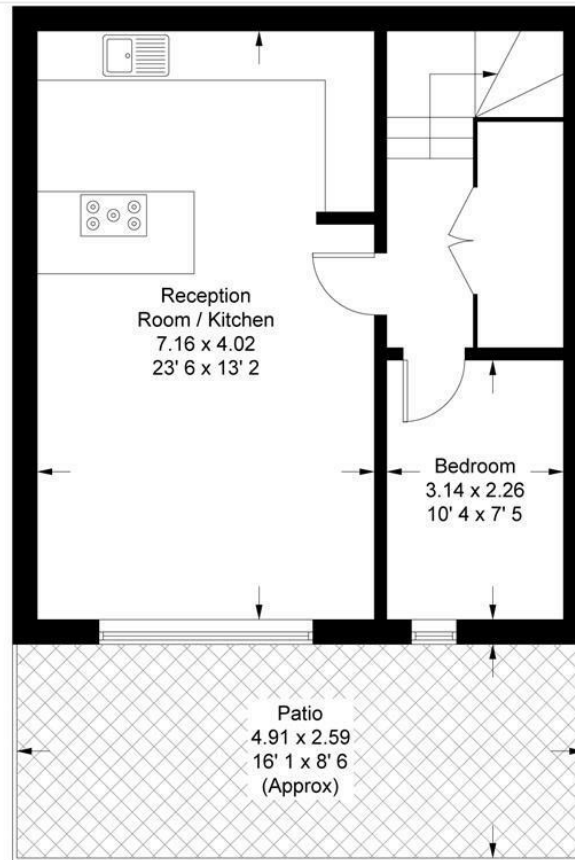


Moore House

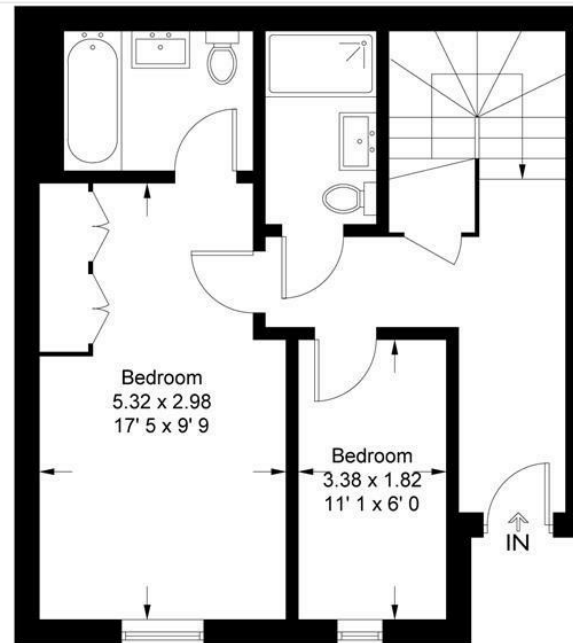
Approximate Gross Internal Area = 967 sq ft / 89.8 sq m

Patio = 137 sq ft / 12.7 sq m

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Basement
493 sq ft / 45.8 sq m



Ground Floor
474 sq ft / 44 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



