



Moore House, 2 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

## £1,999,000 Leasehold

A THREE BEDROOM apartment for sale of approx. 1313 sq.ft (122 sq.m) in Moore House, Grosvenor Waterside development, close to the banks of the River Thames by Chelsea Bridge. The apartment benefits from an open plan reception room, with access to an enclosed balcony, a modern kitchen with integrated appliances including a wine cooler, wood flooring, comfort cooling, en-suite bathroom and separate shower room. There is good storage including a utility cupboard housing a washer dryer and built in wardrobes to the master bedroom. There is UNDERGROUND 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. Battersea Park is also just a short stroll away across Chelsea Bridge.

Service Charges: approx. £13,098.62 per annum  
Ground Rent: approx. £1,948.57 per annum  
EWS1 compliant  
Leasehold 999 years from 2003

EPC rating: B (84)

Council Tax: Westminster City Council (band G).

EPC certificate available on request.

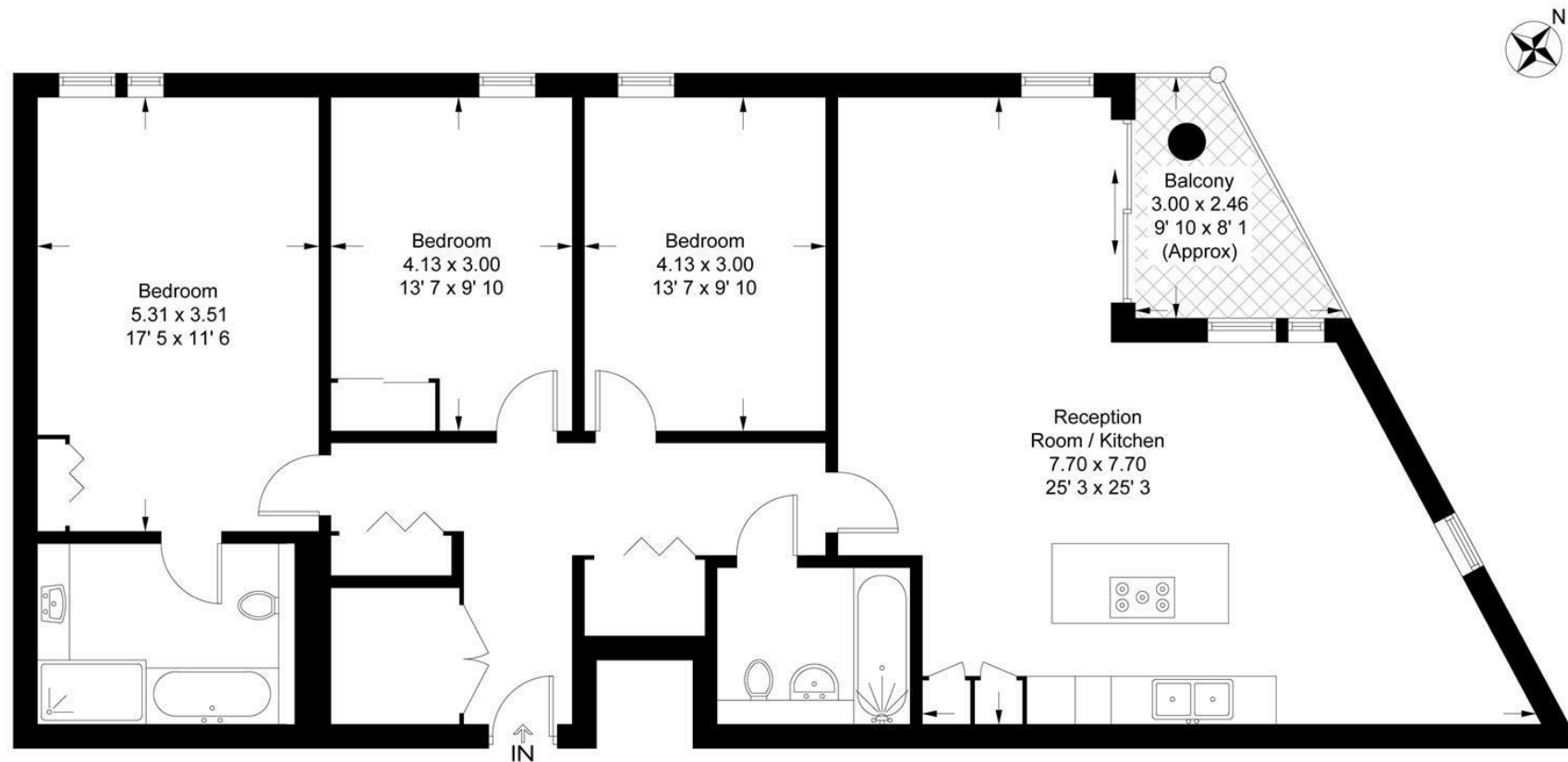
- 1313 Sq.ft (122 Sq.m)
- 3 Double Bedrooms
- Open Plan Reception Room
- Integrated Kitchen & Wine Cooler
- En-Suite Bathroom & Separate Shower Room
- 24 Hour Concierge Service
- Secure Underground Parking
- On-Site Residents' Gym, Purple Dragon Private Kids Club, Creche, Sainsbury's Local & Coffee Shop
- Within Walking Distance Of Victoria Station & Sloane Square



## Moore House

Approximate Gross Internal Area = 1313 sq ft / 122 sq m  
Balcony = 54 sq ft / 5 sq m

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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.





