



Moore House, 2 Gatliff Road
London SW1W

GARTON JONES.COM



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London, SW1W

£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

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8 Gatliff Road
Grosvenor
Waterside
Chelsea
London
SW1W 8DP

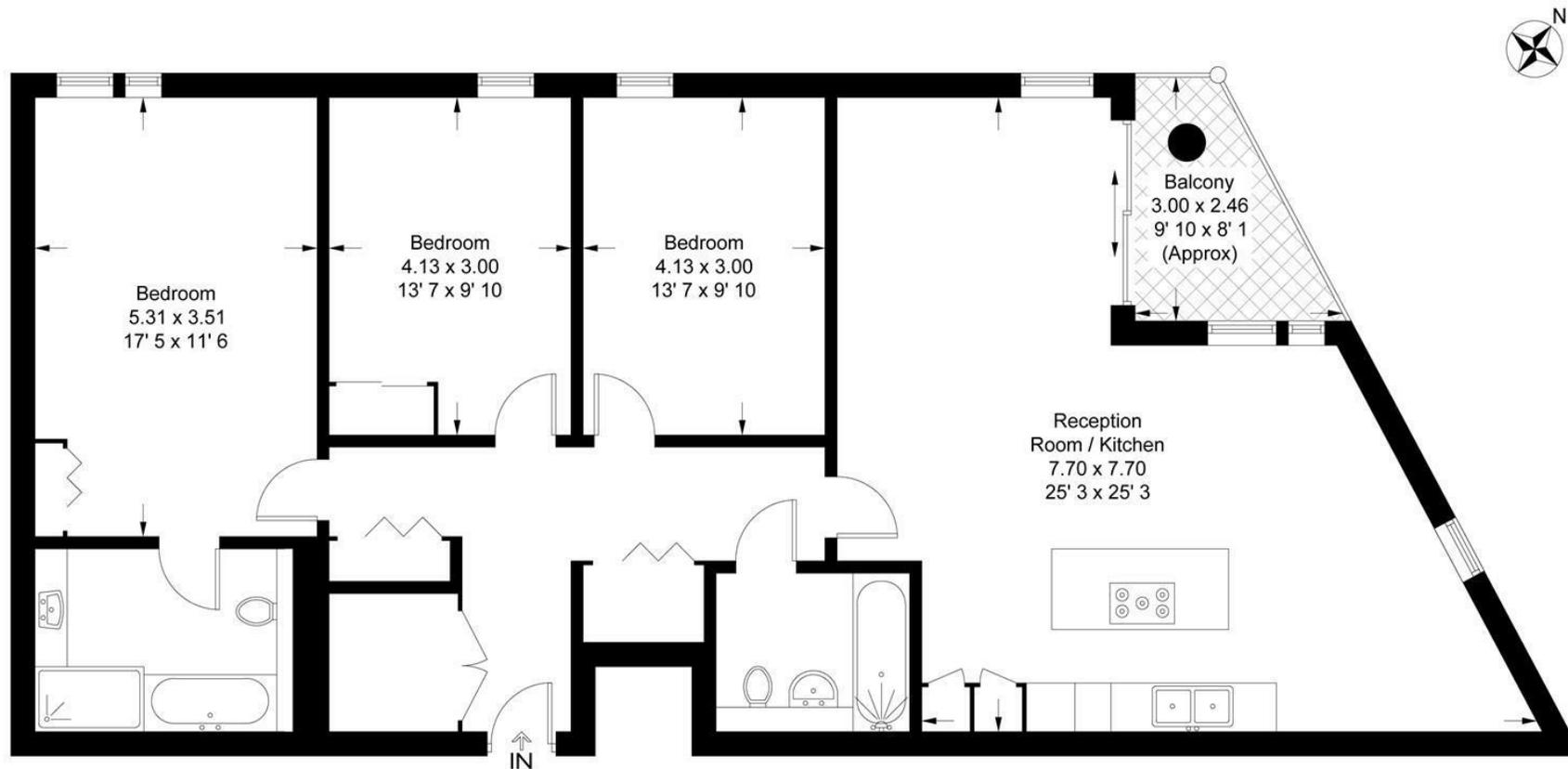
Sales +44 (0) 20 7730 5007
gws@gartonjones.com
www.gartonjones.com



Moore House

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

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