

**BATTERSEA & NINE ELMS
ESTATES**

Call our Lettings Team on
+44 (0)207 720 6089



**BATTERSEA & NINE ELMS
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5 Gatliff Road London

£695 Per Week

We are proud to present this spacious one-bedroom property in the prestigious Caro Point Development.

Set within the highly desirable riverside development of Caro Point at Grosvenor Waterside (SW1W), this contemporary one-bedroom apartment is available to rent and offers stylish living in a prime London location. The property extends to approximately 539 sq ft and is finished to a high standard throughout. Accommodation includes a spacious double bedroom, a sleek luxury bathroom, and a modern open-plan kitchen fully fitted with premium Miele appliances. The reception area is thoughtfully designed for both everyday living and entertaining, featuring elegant dark hardwood flooring and direct access to a private balcony overlooking the local surroundings. Residents of Caro Point benefit from an exceptional lifestyle offering, with access to 24-hour concierge services, a residents-only gym, and a spa facility.

Perfectly positioned in Pimlico, the development enjoys excellent transport connections, a wide selection of local amenities, and close proximity to the River Thames, making it an ideal home for those seeking convenience, comfort, and luxury.

Council Tax Band: Westminster, E

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Holding Deposit - £695 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Heating, Hot Water - Communal supply | Water Supply & Sewerage – Mains | Lift Access

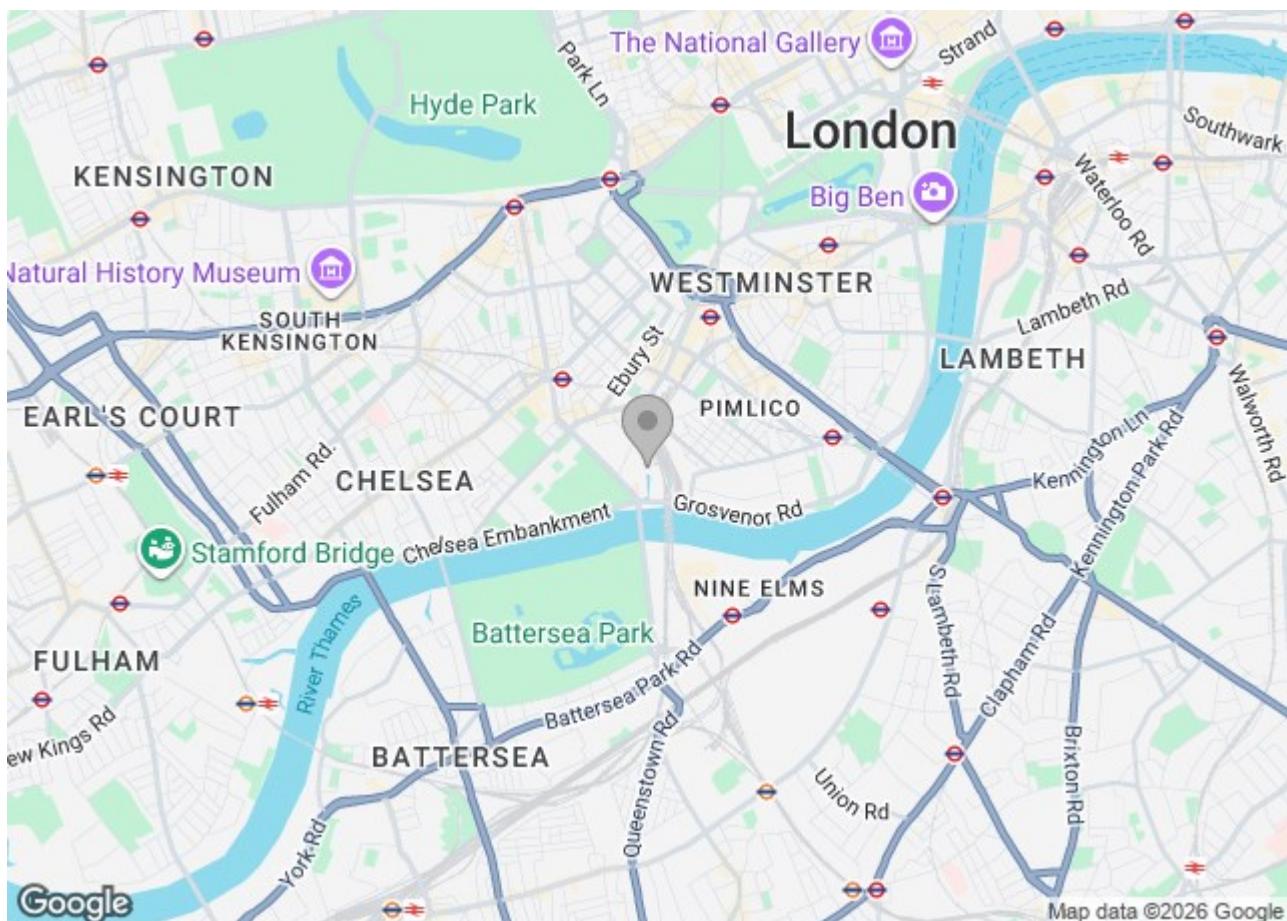
To check broadband and mobile phone coverage please visit Ofcom

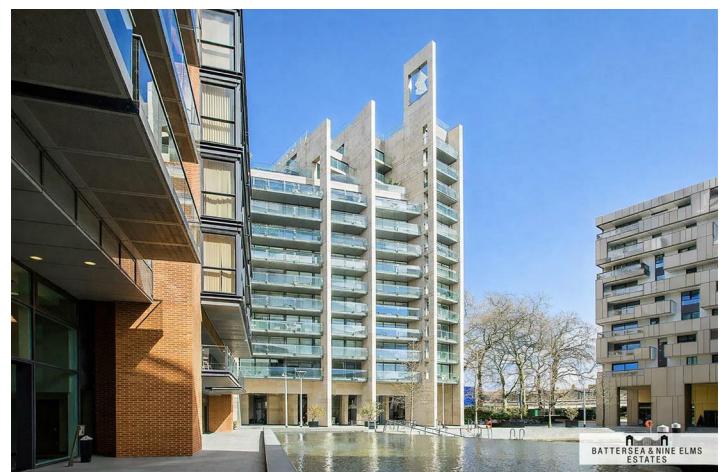
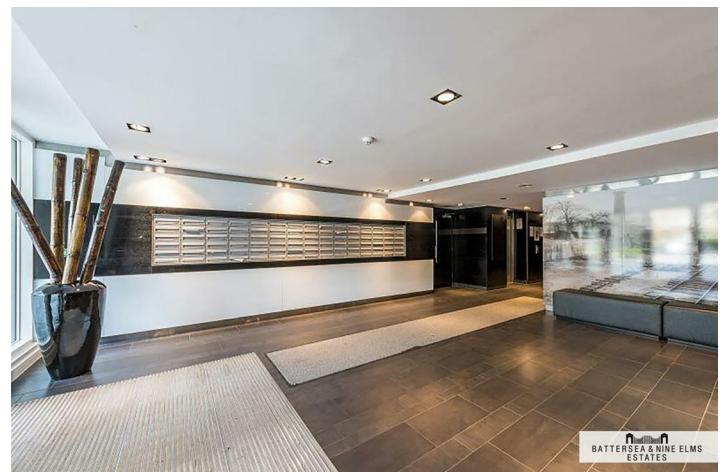
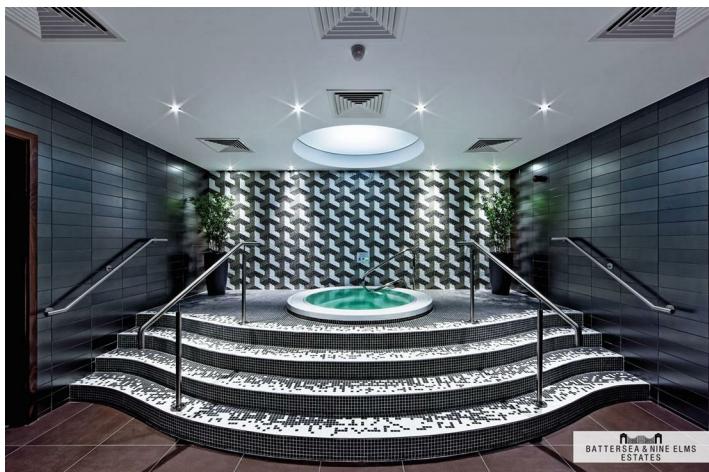
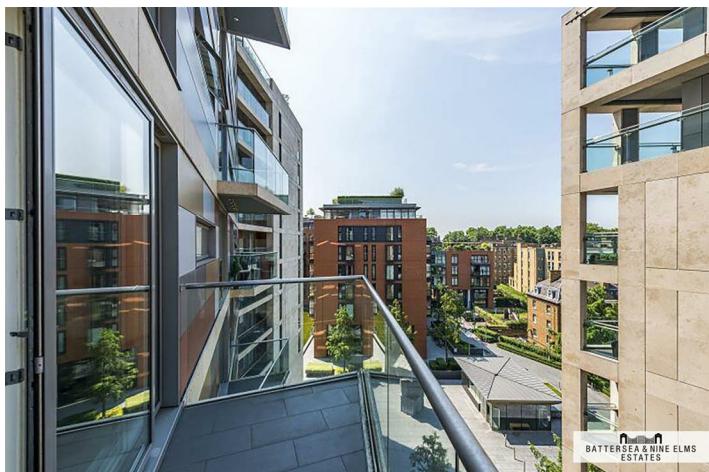
To check planning permission please visit Westminster Council Website, Planning & Building Control.

5 Gatliff Road London



- Beautiful One Bedroom
- Sleek Finishings
- Prime Location
- High specification kitchen
- 24 Hour Concierge
- Private Balcony
- Residents Gymnasium





**Caro Point,
Gatliff Road, SW1W**
Approximate Gross Internal Area
40.69 sq m / 438 sq ft



ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		