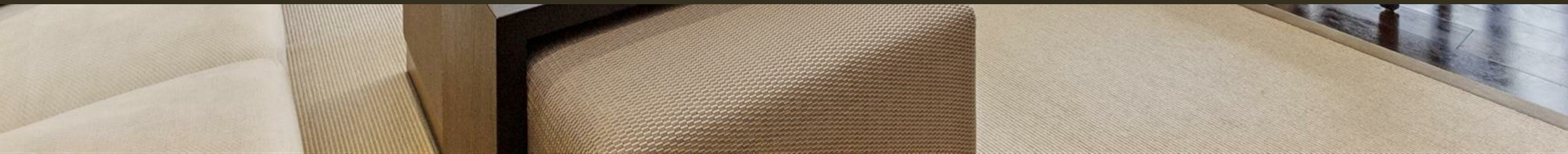




Bramah House, 9 Gatliff Road  
London SW1W

GARTON JONES.COM



# Bramah House, 9 Gatliff Road London, SW1W

## £1,175,000 Leasehold

A THREE BEDROOM apartment FOR SALE of approx. 838 sq.ft (77.87 sq.m) in Bramah House, part of the popular Grosvenor Waterside development close to the banks of the River Thames by Chelsea Bridge. This well-presented property benefits from an OPEN PLAN RECEPTION ROOM with an integrated kitchen with Siemens appliances, 3 bedrooms (2 double & 1 single) 2 bathrooms (1 en-suite), a utility cupboard, air conditioning, wood flooring and a SECURE UNDERGROUND PARKING SPACE.

Residents have the use of 24-HOUR CONCIERGE, GYM & SPA facilities. There is an on-site Sainsbury's Local, coffee shop and Purple Dragon private kids' club. SLOANE SQUARE & VICTORIA train station with Gatwick Express are within walking distance. Battersea Park is also just a short stroll away across Chelsea Bridge.

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

Leasehold: 999 Years from Jan 2003 (expires 3002)  
Service Charge: approx. £3,973.06 half yearly (approx. £7,946.12 per annum)  
Ground Rent: approx. £1,950.00 per annum 2023  
EWS1 completed

Council Tax: Westminster City Council (band G)

EPC Rating: B (82)

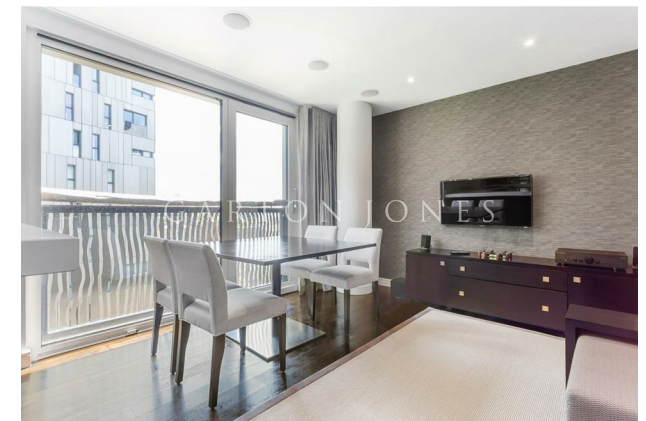
EPC certificate available on request.

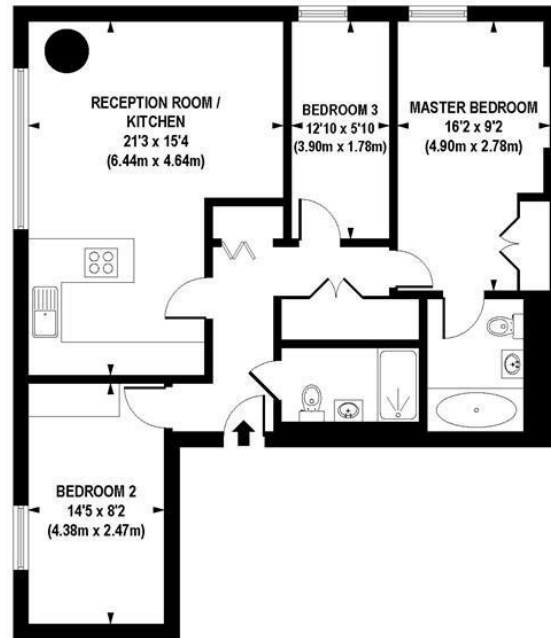
## GARTON JONES.COM

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- 838 Sq.ft (77.87 Sq.m)
- 3 Bedroom Apartment
- Open Plan Reception Room
- Integrated Kitchen
- 2 Modern Bathrooms (1 En-Suite)
- 24 Hour Concierge
- Secure Underground Parking Space
- On-Site Residents Gym With Spa Facilities
- On-Site Sainsburys, Coffee Shop, Crèche & Purple Dragon Private Kids' Club
- Moments From Sloane Square & Victoria Transport Links, Battersea Park & Local Amenities





APPROX. GROSS INTERNAL FLOOR AREA 838 sq. ft / 77.87 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

