



Cubitt Building, 10 Gatliff Road  
London SW1W

GARTON JONES.COM



# Cubitt Building, 10 Gatliff Road London, SW1W

## £1,750,000 Leasehold

A well-presented and bright THREE BEDROOM apartment for sale of approx. 1196sq.ft (111.14sq.m) in Cubitt Building, Grosvenor Waterside. The development is built around the historic former Grosvenor Dock. This spacious apartment has an open plan reception room with RIVER and DOCK VIEWS, plus TWO FURTHER BALCONIES (including one with fire escape). There is a modern kitchen with integrated appliances and a breakfast bar. The master bedroom has a dressing area and en-suite bathroom. There are THREE BATHROOMS (2 en-suite), a utility cupboard, wood flooring, air conditioning and 2 large UNDERGROUND PARKING spaces.

24 HOUR CONCIERGE, GYM & SPA. On-site Sainsbury's Local, coffee shop and private kids club. Sloane Square and Victoria Station with Gatwick Express are within walking distance. Battersea Park is also just a short walk away across Chelsea Bridge.

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

Council Tax: Westminster Council (band G)

Service Charges approx. £6,960.00 half yearly (approx. £13,920.00 per annum)

Ground Rent approx. £1,550.00 per annum

Lease 999 years from 2003 (expires 3002)

EWS1 completed

EPC Rating: C (71)

EPC certificate available on request.

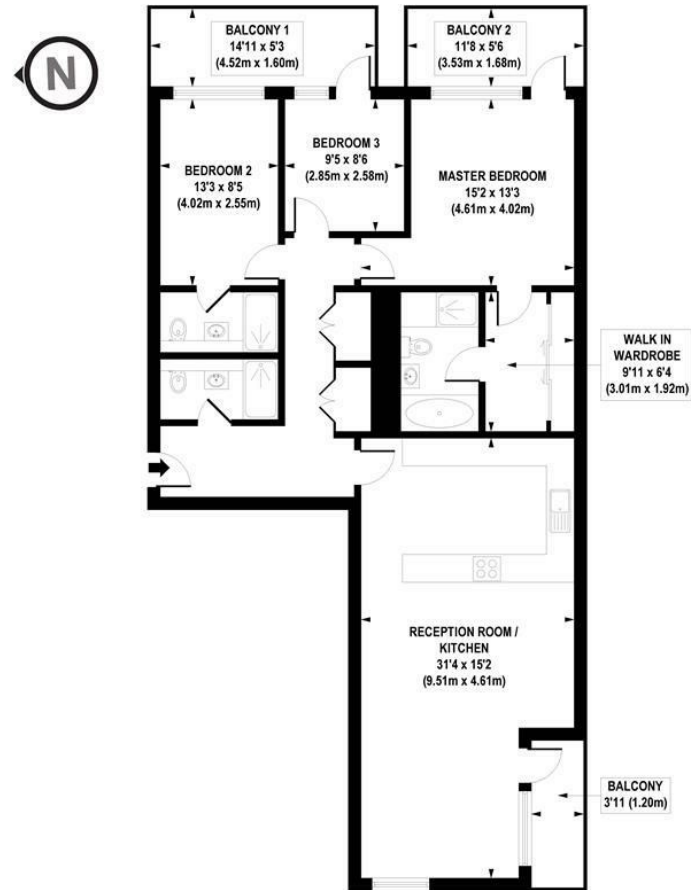
- 1196 Sq.ft (111.14 Sq.m)
- Three Bedrooms
- Open Plan Reception Room
- Modern Kitchen with Integrated Appliances
- Three Bathrooms (Two En-Suite)
- 24 Hour Concierge
- Dock Facing Balcony & Two Further Balconies
- Two Large Underground Parking Spaces
- Residents Leisure Suite with Gym & Spa Facilities
- Walking Distance to Sloane Square & Victoria Station

## GARTON JONES.COM

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APPROX. GROSS INTERNAL FLOOR AREA 1196 sq. ft / 111.14 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.

