



Cubitt Building, 10 Gatliff Road  
London SW1W

GARTON JONES.COM



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## £750,000 Leasehold

A Manhattan style apartment for sale of approx. 484 sq.ft (45.01 sq.m) in Cubitt Building, Grosvenor Waterside, a well-positioned development located close to the River Thames and Battersea Park. The apartment has an open plan reception room with an integrated kitchen, good storage (including a utility cupboard housing a Bosch washer/dryer) and a modern bathroom. Residents have the use of the 24 hour concierge service and a leisure suite with a well-equipped gym and spa facilities. There is also an on-site Sainsbury's, a crèche and Purple Dragon private kids' club. The shops, restaurants and transport services of both Sloane Square and Victoria with Gatwick Express are within walking distance and Battersea Park is a short stroll across Chelsea Bridge.

Lease: 999 years from January 2003 (approx. 979 years remaining)  
Service Charge: £3,762.00 half yearly  
Ground Rent: approx. £625.00 per annum  
EWS1 compliant

Council Tax: Westminster Council (band E)

EPC Rating: C (74)

EPC certificate available on request.

- 484 Sq.ft (45.01 Sq.m)
- Manhattan Style Apartment
- Open Plan Living
- Integrated Kitchen
- Shower Room
- 24 Hour Concierge
- On-Site Leisure Suite With Gym & Spa Facilities
- On-Site Sainsbury's, Coffee Shop, Purple Dragon Kids' Club & Crèche
- Close To Victoria Train Station & Sloane Square
- EWS1 Compliant





**APPROX. GROSS INTERNAL FLOOR AREA 484 sq. ft / 45.01 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.

