



Moore House, 2 Gatliff Road
London SW1W

GARTON JONES.COM

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£395,000 Leasehold

A studio apartment for SALE of approx. 271 sq.ft (25.22 sq.m) in Moore House, part of the popular Grosvenor Waterside development in Chelsea. There is an open plan studio/reception room, a fitted kitchen, modern bathroom and wood flooring with underfloor heating. Residents will have the use of a 24 hour concierge service, a leisure suite with a well-equipped gym and spa facilities. This would make an ideal investment and there is a current tenancy until May 2024. There is also an on-site Sainsbury's Local, a coffee shop, crèche and Purple Dragon private kids club. The additional amenities including shops, restaurants of both Sloane Square and Victoria with its excellent transport links and Gatwick Express are within walking distance.

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

Service Charges approx. £2259 per annum
Ground Rent approx. £779.43 per annum
Leasehold 999 years from 2003

Council Tax: Westminster City Council (band D)

EPC Rating: B (81)

EWS1 COMPLETE

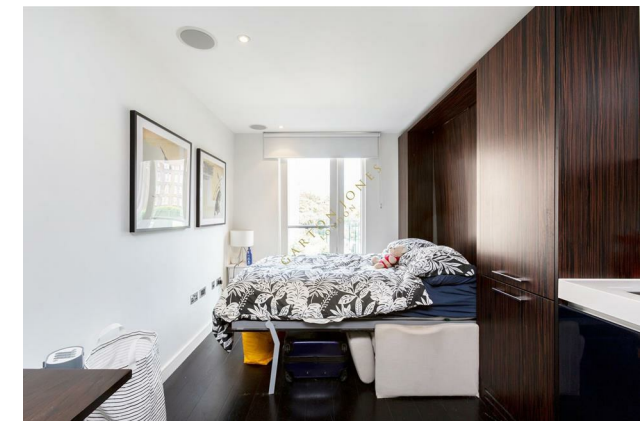
EPC certificate available on request.

- 271 Sq.ft (25.22 Sq.m)
- Studio Apartment
- Open Plan Living
- Modern Bathroom
- Integrated Kitchen Appliances
- 24 Hour Concierge
- Underfloor Heating
- Residents' Gym With Spa Facilities
- On-Site Sainsbury's, Coffee Shop & Bakery, Purple Dragon Private Kids Club & Crèche
- Walking Distance to Sloane Square and Victoria Station

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Approximate Gross Internal Area
271 sq ft / 25.22 sq m
Type: 30.1

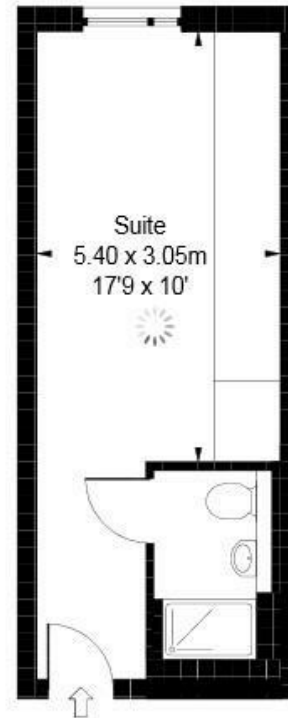


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

