



Woods House, 7 Gatliff Road  
London SW1W

GARTON JONES.COM



# Woods House, 7 Gatliff Road London, SW1W

## £575,000 Leasehold

A well-presented ONE DOUBLE BEDROOM apartment for sale approx. 497sq.ft (46.22sq.m) in Woods House, one of the buildings forming the popular Grosvenor Waterside development in Chelsea. The property benefits from an open plan reception room with a Juliette style balcony overlooking communal gardens, a modern kitchen, bathroom, and storage including built-in wardrobes to the bedroom. On-site Sainsbury's Local, coffee shop and private kids' club. GYM & SPA (payable) on-site. SLOANE SQUARE & VICTORIA station with Gatwick Express are within walking distance. Battersea Park is also just a short stroll across Chelsea Bridge and the development surrounds the former historic Grosvenor Canal.

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

Service Charges: approx. £3,500.00 per annum 2023 (subject to annual review) inclusive of hot & cold water, CH & boiler breakdown cover.

Ground Rent: N/A

Leasehold — 125 years from 2009 (approx. 112 years remaining)

EWS1 completed

Council Tax: Westminster Council (band D)

EPC Rating: B (81)

EPC certificate available on request.

- 497 Sq.ft (46.22 Sq.m)
- 1 Double Bedroom
- Open Plan Reception Room
- Smart Kitchen
- Juliette Style Balcony
- Bathroom
- On-Site Sainsbury's, Creche, Coffee Shop & Purple Dragon Private Kids Club & Residents' Gym & Spa (Payable)
- Walking Distance To Sloane Square & Victoria Station
- 24 Hour Concierge Service
- EWS1 Compliant

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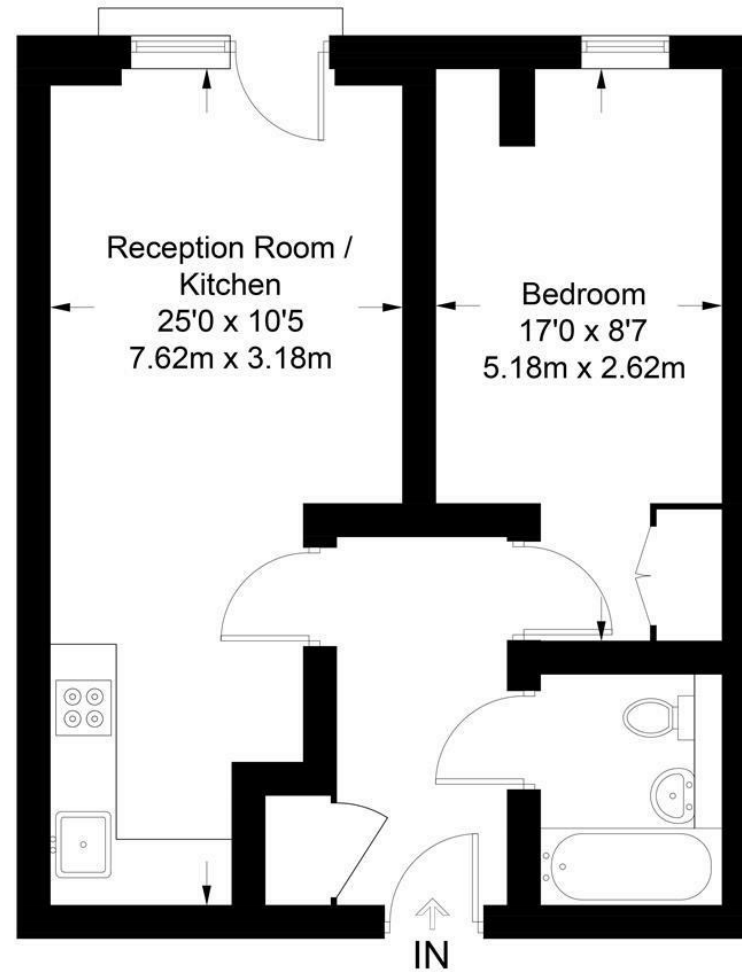
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**Woods House**

Approximate Gross Internal Area = 497 sq ft / 46.2 sq m



**Fourth Floor**



