



Woods House, 7 Gatliff Road  
London SW1W

GARTON JONES.COM



# Woods House, 7 Gatliff Road London, SW1W

## £515,000 Leasehold

A well-presented ONE DOUBLE BEDROOM apartment for sale (with no onward chain) approx. 504 sq.ft (46.8.sqm) 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 dock.

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.

- 504 Sq.ft (46.8 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

## GARTON JONES.COM

8 Gatliff Road  
Grosvenor  
Waterside  
Chelsea  
London  
SW1W 8DP

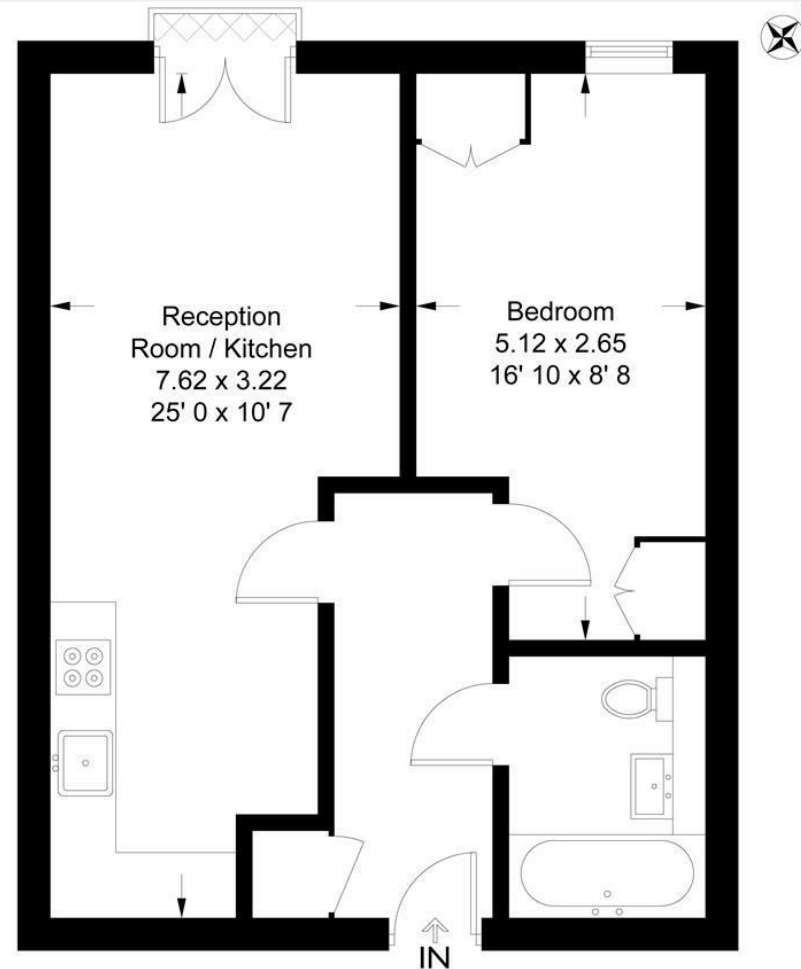
Sales +44 (0) 20 7730 5007  
gws@gartonjones.com  
www.gartonjones.com



## Woods House

Approximate Gross Internal Area = 504 sq ft / 46.8 sq m  
Balcony = 3 sq ft / 0.3 sq m

GARTON JONES  
LONDON



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



