



Cubitt Building, 10 Gatliff Road  
London SW1W

GARTON JONES.COM



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Waterside  
Chelsea  
London  
SW1W 8DP

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## £495,000 Leasehold

A bright and well-presented studio apartment for sale of approx. 346 sq.ft (32.11sq.m) in Cubitt Building, part of the popular Grosvenor Waterside development in Chelsea. The apartment is open plan with high ceilings and a wall mounted pull down double bed. There are floor to ceiling windows with a modern integrated kitchen, a luxury bathroom suite, storage including a utility cupboard and fitted wardrobes and wood flooring.

24 HOUR CONCIERGE, GYM & SPA. On-site Sainsbury's Local, coffee shop and private kids club. SLOANE SQUARE & VICTORIA station with Gatwick Express are within walking distance.

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

EWS1 completed

Lease: 999 years from January 2003

Service Charges: approx. £1,096.03 half yearly

Ground Rent: approx. £700.00

EPC Rating: C

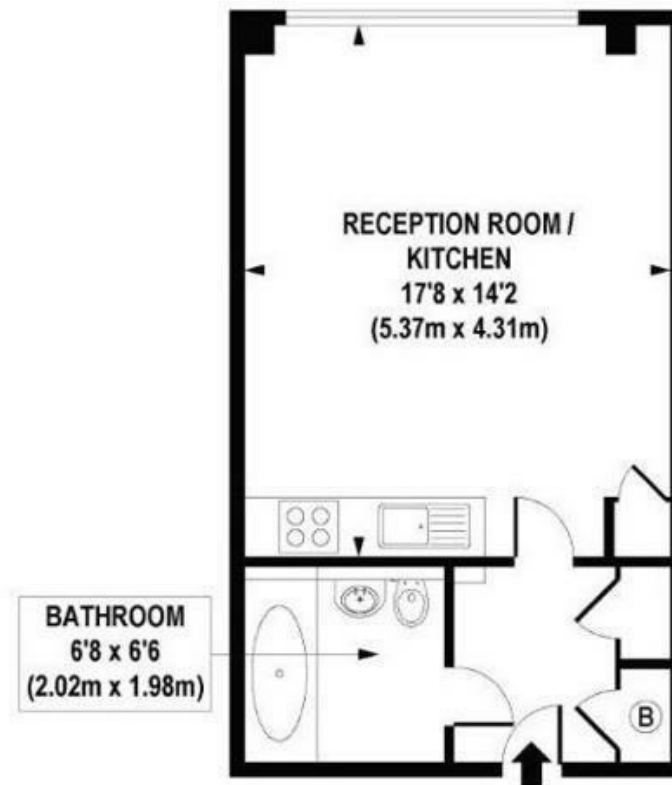
Council Tax: Westminster Council (band E)

EPC Rating: 79 (C)

EPC certificate available on request.

- 346 Sq.ft (32.11 Sq.m)
- Open Plan Living
- Kitchen with Miele Integrated Appliances
- Modern Bathroom
- 24 Hour Concierge
- Lift
- Residents' Gym & Leisure Facilities
- On Site Coffee Shop, Sainsbury's & Purple Dragon Private Kids Club
- Walking Distance To Sloane Square & Victoria Train Station





APPROXIMATE GROSS INTERNAL AREA 346 sq. ft / 32.11 sq. m

