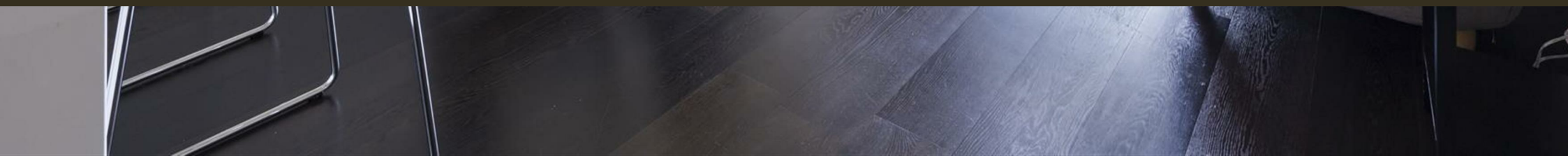




Moore House, 2 Gatliff Road
London SW1W

GARTON JONES.COM



Moore House, 2 Gatliff Road
London, SW1W

£1,295,000 Leasehold

A well-presented 2 DOUBLE BEDROOM apartment for sale of approx. 841 sq.ft (78.17 sq.m), in Moore House, one of the buildings forming the popular Grosvenor Waterside development in Chelsea. The development surrounds the former historic Grosvenor Dock. The apartment benefits from a dual aspect open plan reception room with a SOUTH WESTERLY facing PRIVATE BALCONY. There is a modern kitchen with a breakfast bar and integrated appliances including a wine cooler. There is wood flooring, air conditioning, 2 bathrooms (1 en-suite), good storage (including a utility cupboard housing a washer dryer and built in wardrobe to the master bedroom) and a SECURE UNDERGROUND PARKING SPACE. Residents have the use of 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. Battersea Park is also just a short stroll away across Chelsea Bridge.

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

Lease: 999 years from 2003 (approx. 978 years remaining)
Service Charge: approx. £8,120.30 per annum (2023)
Ground Rent: approx. £1,558.86 per annum (2024)

EWS1 COMPLETED

EPC Rating: B (83)

Council Tax: Westminster City Council (band F).

EPC certificate available on request.

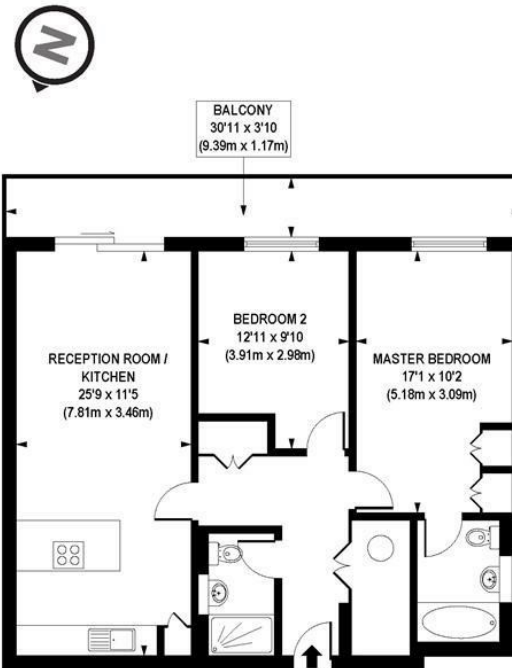
- 841 Sq.ft (78.17 Sq.m)
- 2 Double Bedrooms
- 2 Bathrooms (1 En-Suite)
- Open Plan Reception Room
- Kitchen With Miele Integrated Appliances
- Secure Underground Parking Space
- 24 Hour Concierge
- Residents Gym With Spa Facilities
- On-Site Sainsbury's, Coffee Shop & Bakery, Purple Dragon Private Kids Club & Crèche
- Walking Distance To Sloane Square & Victoria Station & Crèche

GARTON JONES.COM

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APPROX. GROSS INTERNAL FLOOR AREA 841 sq. ft / 78.17 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.

CP CREATIVE
PROPERTY MARKETING

