



Bramah House, 9 Gatliff Road  
London SW1W

GARTON JONES.COM



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## £1,425,000 Leasehold

A TWO DOUBLE BEDROOM apartment for sale of approx. 804 sq.ft (75 sq.m) in Bramah House, one of the buildings forming the popular Grosvenor Waterside development in Chelsea. This apartment has an open plan reception room with BALCONY with DOCK VIEWS. There is a modern kitchen with a breakfast bar and integrated appliances including a wine cooler. There is good storage including a utility cupboard housing a washer dryer, wood flooring, 2 bathrooms (1 en-suite). There is comfort cooling and comes with UNDERGROUND PARKING. 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.

- 822 Sq.ft (763 Sq.m)
- 2 Double Bedrooms
- Open Plan Reception Room
- 2 Bathrooms (1 En-Suite)
- Kitchen With Gaggenau Integrated Appliances
- Full Width Private Terrace With Dock View
- 24 Hour Concierge & Residents Leisure Suite
- On-Site Sainsbury's, Coffee Shop, Crèche & Private Kids Club
- Walking Distance To Sloane Square & Victoria Station



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

Leasehold: 999 years from January 2003 (expires 3002)  
Service Charges: approx. £6,900.00 per annum  
Ground Rent: approx. £1,000.00 per annum  
EWS1 Completed

Council Tax: Westminster City Council (band F)

EPC certificate available on request.



# Bramah House

Approximate Gross Internal Area = 804 sq ft / 74.7 sq m



