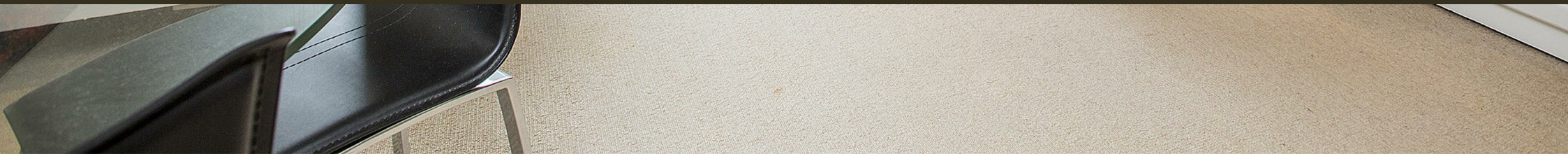




Cubitt Building, 10 Gatliff Road  
London SW1W

GARTON JONES.COM





# Cubitt Building, 10 Gatliff Road London, SW1W

## £425,000 Leasehold

A studio apartment FOR SALE of approx. 339 sq.ft (32 sq.m) in Cubitt Building, part of the popular Grosvenor Waterside development in Chelsea that surrounds the historic Grosvenor Dock. The apartment benefits from open plan living with a modern integrated kitchen, a wall mounted pull down double bed, and a luxury bathroom suite. There is good storage including a utility cupboard housing a washer/dryer. Residents will have the use of a 24 hour concierge service, a leisure suite with a well-equipped gym and spa facilities. There is an on-site Sainsbury's Local, a coffee shop, crèche and Purple Dragon private kids club. The additional amenities including shops, restaurants and the excellent transport links of both Sloane Square and Victoria Station 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 January 2003  
Service Charge: £1,536.00 per annum TBC  
Ground Rent: £400.00 per annum TBC  
EWS1 complete

Council Tax: Westminster Council (band E)

EPC Rating: B (85)

EPC certificate available on request.

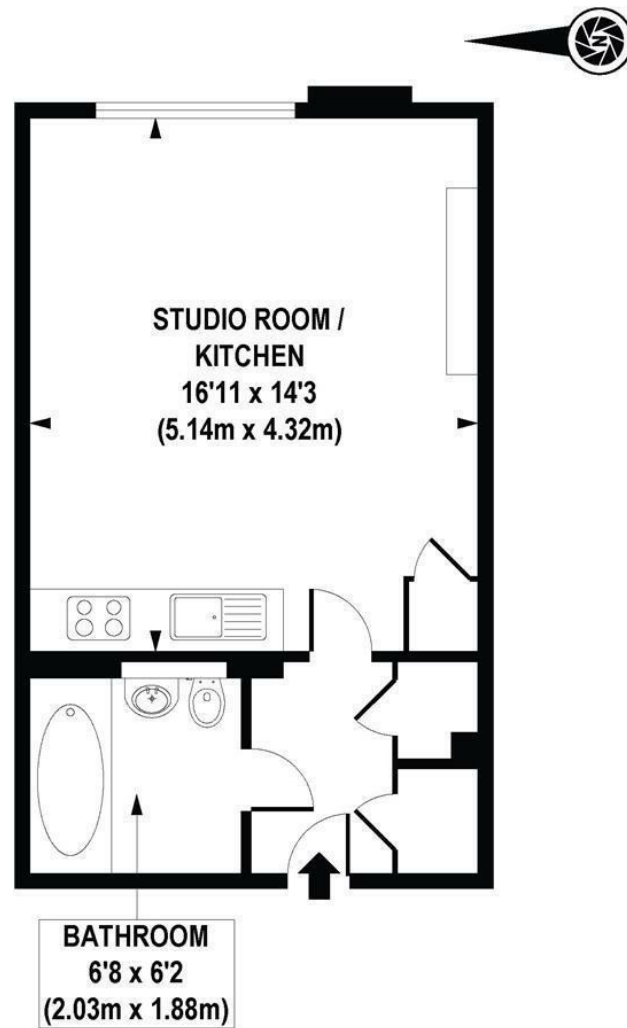
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- 339 Sq.ft (31.49 Sq.m)
- Studio Apartment
- Open Plan Living
- Kitchen With Integrated Appliances
- Modern Bathroom
- 24 Hour Concierge Service
- On-Site Residents' Gym & Spa, Purple Dragon Private Kids' Club & Creche
- On-Site Sainsbury's Local & Coffee Shop
- Within Walking Distance To Local Shops & Restaurants, Including King's Road & Duke Of York Square
- Close To Victoria Train Station & Sloane Square





APPROXIMATE GROSS INTERNAL AREA 339 sq. ft / 31.46 sq. m

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