



Cubitt Building, 10 Gatliff Road
London SW1W

GARTON JONES.COM



Cubitt Building, 10 Gatliff Road London, SW1W

£450,000 Leasehold

A studio apartment FOR SALE of approx. 352 sq.ft (32.7 sq.m) in Cubitt Building, one of the buildings forming the 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 modern bathroom. There is storage including a utility cupboard housing a washer/dryer. Residents will have the use of the 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).

Service Charges: £3,277.72 per annum (2024)
Ground Rent: £623.19 per annum (2024)
Lease: 999 years from January 2003
EWS1 completed

Council Tax: Westminster Council (band E)

EPC Rating: C

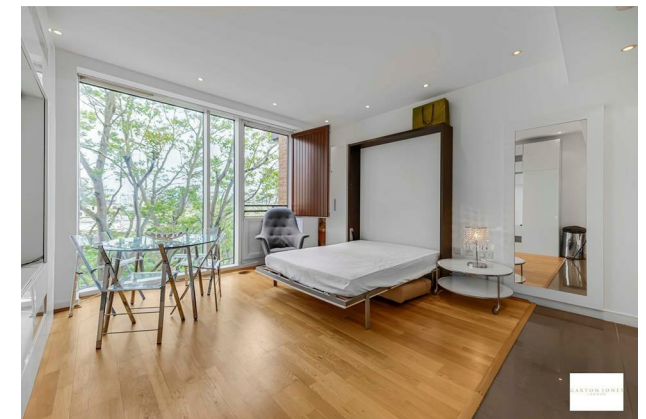
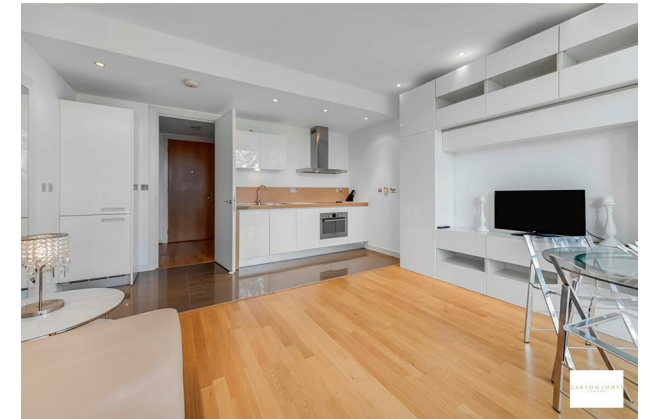
EPC certificate available on request.

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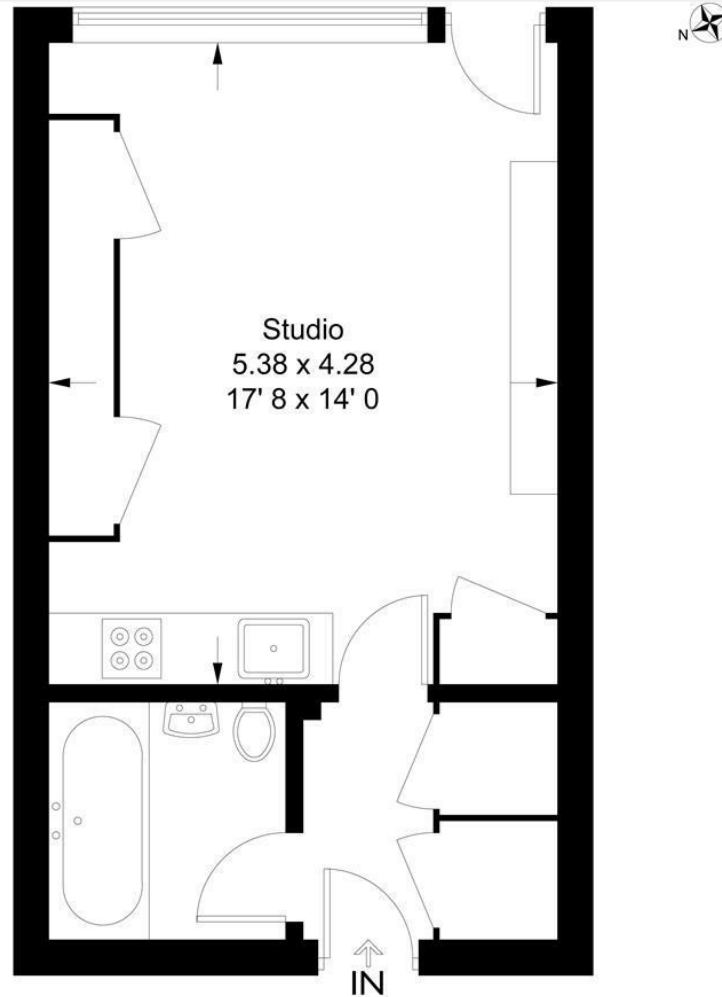
- 352 Sq.ft (32.7 Sq.m)
- Studio Apartment
- Open Plan Living
- Kitchen With Integrated Appliances
- Modern Bathroom
- 24 Hour Concierge Service
- On-Site Residents' Gym & Spa Facilities
- On-Site Sainsbury's Local, Coffee Shop, Purple Dragon Private Kids' Club & Creche
- Within Walking Distance Of Sloane Square & Victoria Station



Cubitt Building

Approximate Gross Internal Area = 352 sq ft / 32.7 sq m

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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.



