



Bramah House, 9 Gatliff Road
London SW1W

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London, SW1W

£495,000 Leasehold

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A STUDIO apartment with PRIVATE TERRACE for sale of approx. 256 sq.ft (24.6 sq.m) in Bramah House, Grosvenor Waterside, a popular modern development located close to the banks of the River Thames by Chelsea Bridge. The apartment has solid wood flooring, a shower room, modern integrated kitchen and built in "pull down" bed and doors leading to a private terrace overlooking the garden. Residents will have the use of a 24 hour concierge service, a leisure suite with a well-equipped gym and spa facilities. Our office is on-site at Grosvenor Waterside (underneath Bramah House) as well as 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 are within walking distance.

Lease: 999 years from January 2003 (expires 3002)

Service Charges: £2,085.76 per annum

Ground Rent: £780.00 per annum

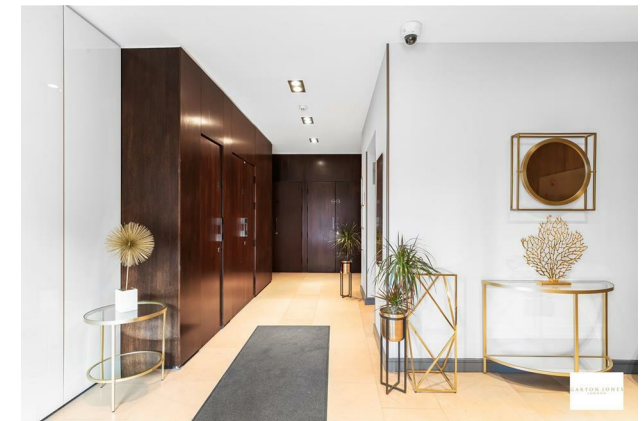
EWS1 COMPLETE

Council Tax: Westminster Council (band D)

EPC Rating: C (75)

EPC certificate available on request.

- 256 Sq.ft (24.6 Sq.m)
- Studio Apartment
- Open Plan Living
- Kitchen Area With Integrated Appliances
- Bathroom
- 24 Hour Concierge Service
- On-Site Residents' Gym & Spa Facilities
- Close To Sloane Square & Victoria Train Station
- On-Site Coffee Shop, Sainsbury's Local, Purple Dragon Private Kids' Club & Creche



Bramah House

Approximate Gross Internal Area = 265 sq ft / 24.6 sq m

