



Bramah House, 9 Gatliff Road
London SW1W

GARTON JONES.COM



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£1,000,000 Leasehold

A TWO DOUBLE BEDROOM apartment for sale of approx. 813sq.ft (75.5sq.m) in Bramah House, part of the popular Grosvenor Waterside development in Chelsea. The apartment has an open plan reception room with floor to ceiling windows and a Juliette style balcony. There is a modern kitchen with a breakfast bar and integrated appliances including a wine cooler, storage including a utility cupboard housing a washer dryer, wood flooring, 2 bathrooms (1 en-suite), comfort cooling. 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.

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

Lease: 999 Years from January 2003

Service Charge: approx. £6,842.00 per annum
TBC

Ground Rent: approx. £1,560.00 per annum TBC

EWS1 Completed

Westminster City Council (band F)

EPC Rating: B (83)

EPC certificate available on request.

- 813 Sq.ft (75.5 Sq.m)
- 2 Double Bedrooms
- Open Plan Reception Room
- 2 Bathrooms (1 En-Suite)
- Juliette Style Balcony With Partial Views of Battersea Power Station & River Thames
- Kitchen with Breakfast Bar & Gaggenau Integrated Appliances Including a Wine Cooler
- Utility Cupboard, Wood Flooring & Comfort Cooling
- On-Site Sainsbury's, Coffee Shop, Crèche & Purple Dragon Private Kids Club
- Walking Distance To Sloane Square & Victoria Transport Links

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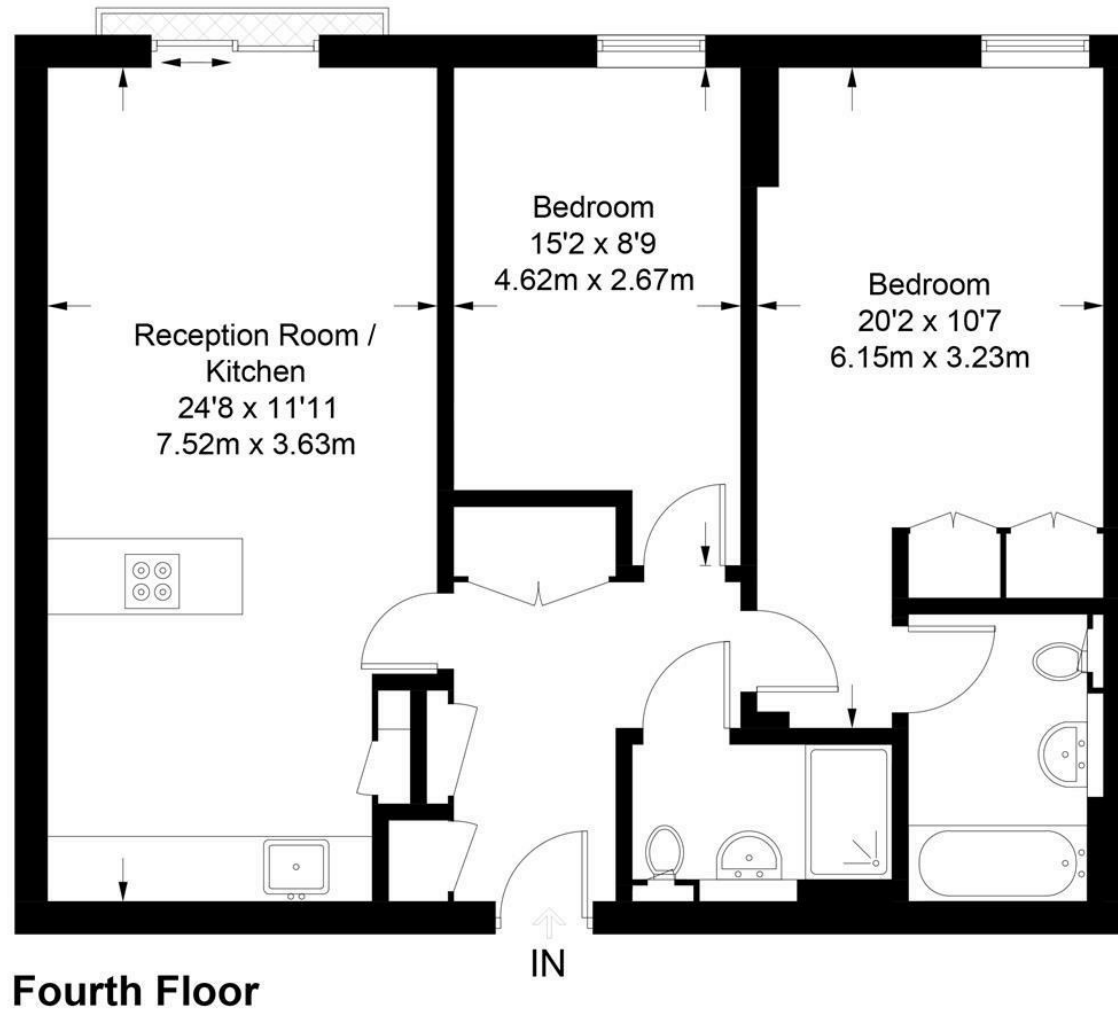
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Bramah House

Approximate Gross Internal Area = 813 sq ft / 75.5 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

