



Bramah House, 9 Gatliff Road  
London SW1W

GARTON JONES.COM



# Bramah House, 9 Gatliff Road London, SW1W

## £795,000 Leasehold

A ONE DOUBLE BEDROOM apartment to rent of approx. 541sq.ft (50.2sq.m) in Bramah House, part of the popular Grosvenor Waterside development. This FURNISHED property is well-presented and benefits from an open plan reception room with an integrated kitchen with a breakfast bar and Siemens appliances. There is good storage including a utility cupboard housing a washer dryer and fitted wardrobes to the bedroom, ceiling mounted surround sound speakers, solid dark wood flooring, a luxury bathroom suite and access to a FULL WIDTH PRIVATE BALCONY WITH VIEWS OF THE DOCK AND PARTIAL RIVER VIEWS.

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 a short stroll away via Chelsea Bridge.

The apartment will make a lovely home and is also a great investment as properties such as these are in high demand for rental at the moment.

Lease: 999 years from January 2003 (expires 3002)  
Service Charges: approx. £4,100.00 per year (2024)  
Ground Rent: approx. £1,169.14 per year (2024)  
EWS1 COMPLIANT

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

Council Tax: Westminster City Council (band E).

EPC Rating: C (76)

EPC certificate available on request.

- 541 Sq.ft (50.2 Sq.m)
- 1 Double Bedroom
- Luxury Bathroom Suite
- Open Plan Reception Room
- Kitchen With Integrated Appliances & Breakfast Bar
- Full Width Private Terrace With Partial River Views
- 24 Hour Concierge
- Residents Leisure Suite With Gym & Spa Facilities
- On-Site Sainsbury's, Private Kids Club & Creche
- Walking Distance To Sloane Square & Victoria Station

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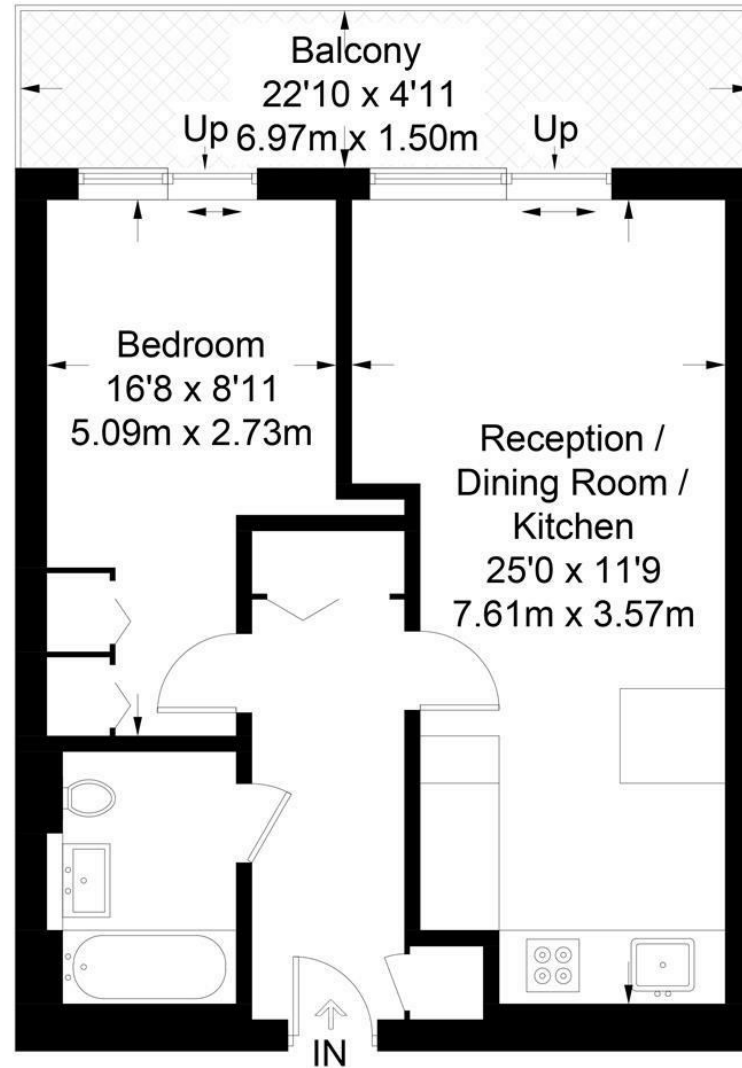
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**Bramah House**

Approximate Gross Internal Area = 541 sq ft / 50.3 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.

