



Moore House, 2 Gatliff Road
London SW1W

GARTON JONES.COM



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£345,000 Leasehold

A STUDIO apartment for sale of approx. 279 sq.ft (25.9 sq.m) in Moore House, part of the popular Grosvenor Waterside development in Chelsea that surrounds the historic Grosvenor Dock. The apartment offers an open plan reception room, a fitted kitchen, a luxury bathroom suite and wood flooring with UNDERFLOOR HEATING. Residents have use of the 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 just a short stroll away across Chelsea Bridge.

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

Service Charges approx. £1,356.88 per annum
Ground Rent: approx. £779.43 per annum
Lease — 999 years from 2003 (expires year 3002)

EPC Rating: C (79)

Council Tax: Westminster City Council (band D)

EWS1 COMPLETE

EPC certificate available on request.

- 279sq.ft (25.9sq.m)
- Studio Apartment
- Open Plan Living
- Modern Fitted Kitchen
- Luxury Bathroom Suite
- Underfloor Heating
- 24 Hour Concierge
- Residents Leisure Suite with Gym, Jacuzzi & Spa Facilities
- On-Site Sainsbury's, Creche, Coffee Shop & Purple Dragon Private Kids Club
- Walking Distance to Sloane Square & Victoria Station

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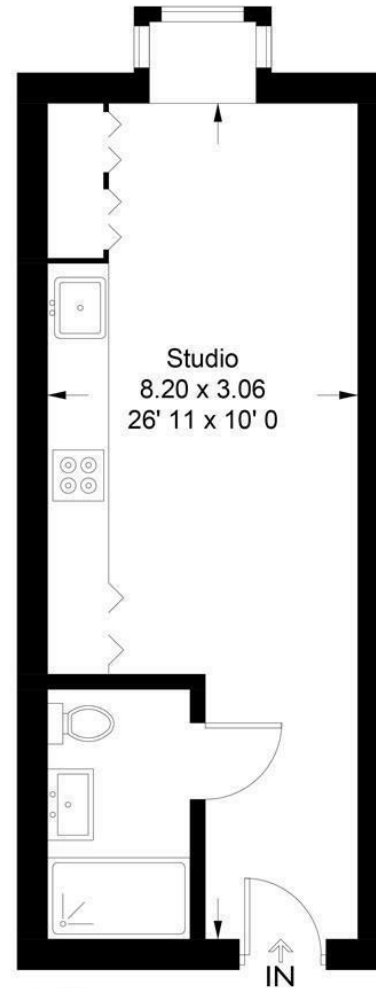
8 Gatliff Road
Grosvenor
Waterside
Chelsea
London
SW1W 8DP

Sales +44 (0) 20 7730 5007
gws@gartonjones.com
www.gartonjones.com



Moore House

Approximate Gross Internal Area = 279 sq ft / 25.9 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

