



Bramah House, 9 Gatliff Road  
London SW1W

GARTON JONES.COM

# Bramah House, 9 Gatliff Road London, SW1W

## £315,000 Leasehold

A STUDIO apartment with PRIVATE TERRACE for sale of approx. 256 sq.ft (24.6 sq.m) in Bramah House, Grosvenor Waterside, located close to the banks of the River Thames by Chelsea Bridge. The apartment has 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 approx per annum  
Ground Rent: £780.00 approx per annum TBC  
EWS1 COMPLETE

Council Tax: Westminster Council (band D)

EPC certificate available on request.

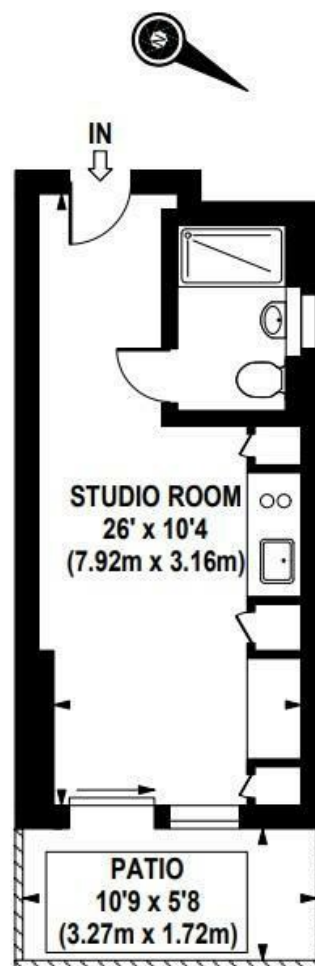
- 256 Sq.ft (24.6 Sq.m)
- Studio Apartment
- Open Plan Living
- Modern Integrated Kitchen
- Sleeping Area With Built In Pull Down Bed
- 24 Hour Concierge
- Private Terrace
- On-Site Residents' Gym & Spa Facilities, Purple Dragon Private Kids Club & Creche
- On-Site Sainsbury's Local & Coffee Shop
- Close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

## GARTON JONES.COM

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APPROX. GROSS INTERNAL AREA 272 sq.ft / 25.34 sq.m

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