



Woods House, 7 Gatliff Road  
London SW1W

GARTON JONES.COM



# Woods House, 7 Gatliff Road London, SW1W

## £185,500 Leasehold

GARTON JONES.COM

8 Gatliff Road  
Grosvenor  
Waterside  
Chelsea  
London  
SW1W 8DP

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

A ONE DOUBLE BEDROOM apartment for sale (35% share — £809.96 \*rent per month - subject to annual review) of approx. 485 sq.ft (45.05 sq.m) in Woods House, one of the buildings on the GROSVENOR WATERSIDE development in Chelsea. This apartment has recently been redecorated and has an open plan reception room with a Juliette style balcony. There is an updated modern kitchen and re-fitted bathroom and storage (including built in wardrobes to the bedroom). There is also 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 Station are within walking distance. Battersea Park is also just a short stroll away across Chelsea Bridge.

OR available to purchase a 100% share at £530,000.

Available via Garton Jones' on-site office at Grosvenor Waterside.

Service Charges: approx. £3,999.12 per annum inclusive of hot & cold water, CH & boiler breakdown cover.

Ground Rent: N/A

Leasehold — 125 years from 2009 (expires 2134)

EPC Rating: B

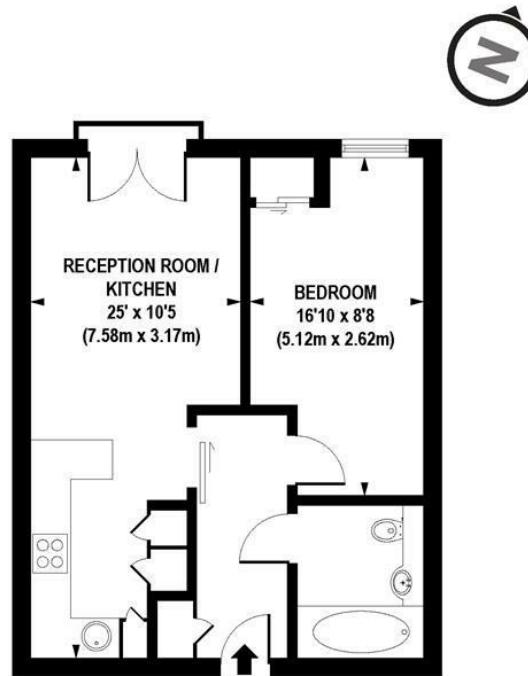
EWS1 completed

Westminster City Council (band D).

- 485 Sq.ft (45.04 Sq.m)
- One Double Bedroom
- Open Plan Reception Room
- Modern Kitchen
- Modern Bathroom With Bidet WC
- 24 Hour Concierge
- Built In Wardrobe To The Bedroom And Good Storage
- On-Site Residents' Gym (Payable)
- Walking Distance To Sloane Square & Victoria Station
- On-Site Sainsbury's, Creche, Coffee Shop And Purple Dragon Private Kids' Club



EPC certificate available on request.



**APPROX. GROSS INTERNAL AREA FLOOR 485 sq. ft / 45.04 sq. m**

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements,  
fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CP CREATIVE**  
PROPERTY MARKETING



