



Caro Point, 5 Gatliff Road
London SW1W

GARTON JONES.COM



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London, SW1W

£1,200,000 Leasehold

GARTON JONES.COM

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An immaculate TWO bedroom apartment for sale of approx. 830sq.ft (77.1sq.m) in Caro Point, Grosvenor Waterside. The apartment has an open plan reception room with access to a PRIVATE BALCONY, a kitchen with newly installed integrated appliances and breakfast bar. There is good storage including a utility cupboard housing a washer/dryer and built in wardrobes to both bedrooms and 2 bathrooms (1 en-suite). SECURE UNDERGROUND PARKING. Residents have the use of 24-HOUR CONCIERGE, GYM & SPA. On-site Sainsbury's Local, coffee shop and private kids club. Additional amenities including shops, restaurants and the excellent transport links of both Sloane Square and Victoria Station with Gatwick express are within walking distance. Also within easy access to the open green spaces of Battersea Park and Power Station development, King's Road and designer boutiques on Sloane Street.

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

Leasehold: 999 years from January 2003
Service Charges: approx. £7,000.00 per annum (2025)
Ground Rent: approx. £1,558.86 per annum (2025)
EWS1 Compliant

Council Tax: Westminster City Council (band F)

EPC Rating: B (84)

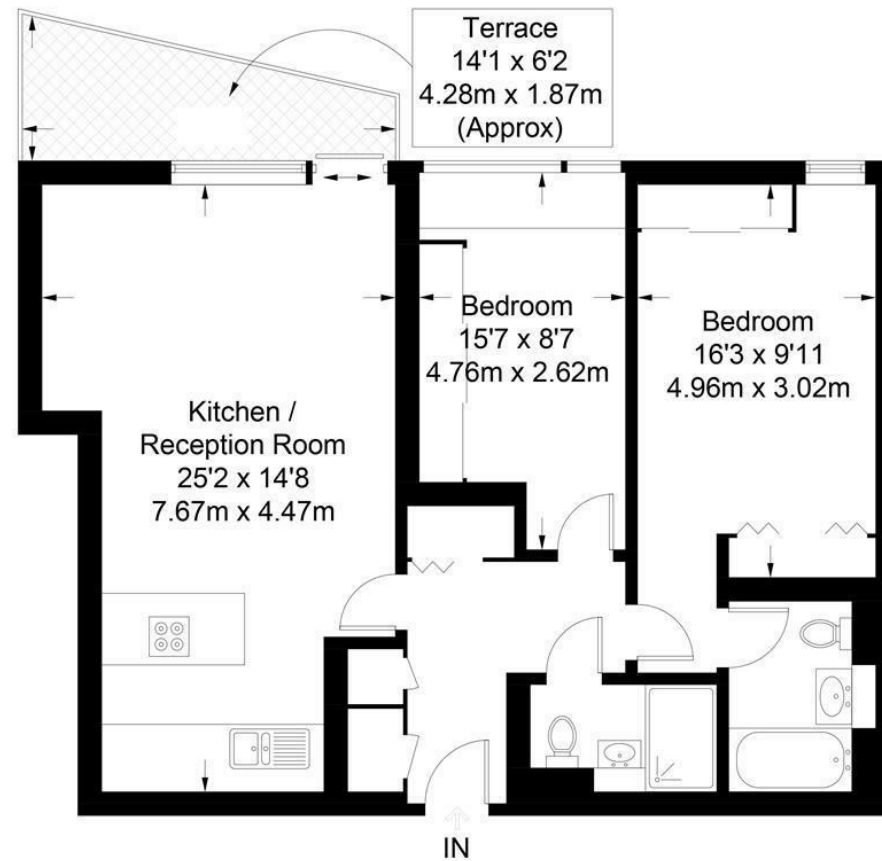
EPC certificate available on request.

- 830 Sq.ft (77.1 Sq.m)
- 2 Bedrooms
- 2 Bathrooms (1 En-Suite)
- Open Plan Reception Room
- Kitchen With Miele Integrated Appliances
- 24 Hour Concierge
- Secure Underground Parking
- On-Site Leisure Suite With Gym & Spa Facilities
- On-Site Sainsbury's, Coffee Shop, Crèche & Purple Dragon Private Kids Club
- Walking Distance To Sloane Square & Victoria Transport Links & Amenities



Caro Point

Approximate Gross Internal Area = 830 sq ft / 77.1 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.

