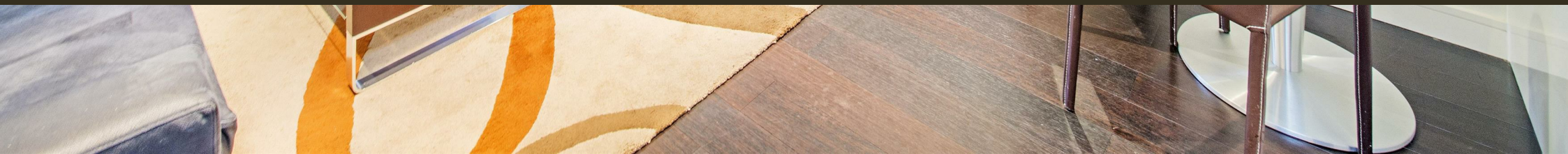




Bramah House, 9 Gatliff Road
London SW1W

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£725,000 Leasehold

A ONE DOUBLE BEDROOM apartment for sale of approx. 541 sq.ft (50.3 sq.m) in Bramah House, part of the popular Grosvenor Waterside development. The apartment is well-presented and has an open plan reception room with a modern kitchen with breakfast bar and integrated appliances. There is good storage including a utility cupboard housing a washer dryer and fitted wardrobes to the bedroom, a modern bathroom 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.

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

Lease: 999 years from January 2003
Service Charges: approx. £4,191.76 per year
Ground Rent: approx. £1,169.14 per year
EWS1 COMPLETED

EPC Rating: C (74)

Council Tax: Westminster Council (band E)

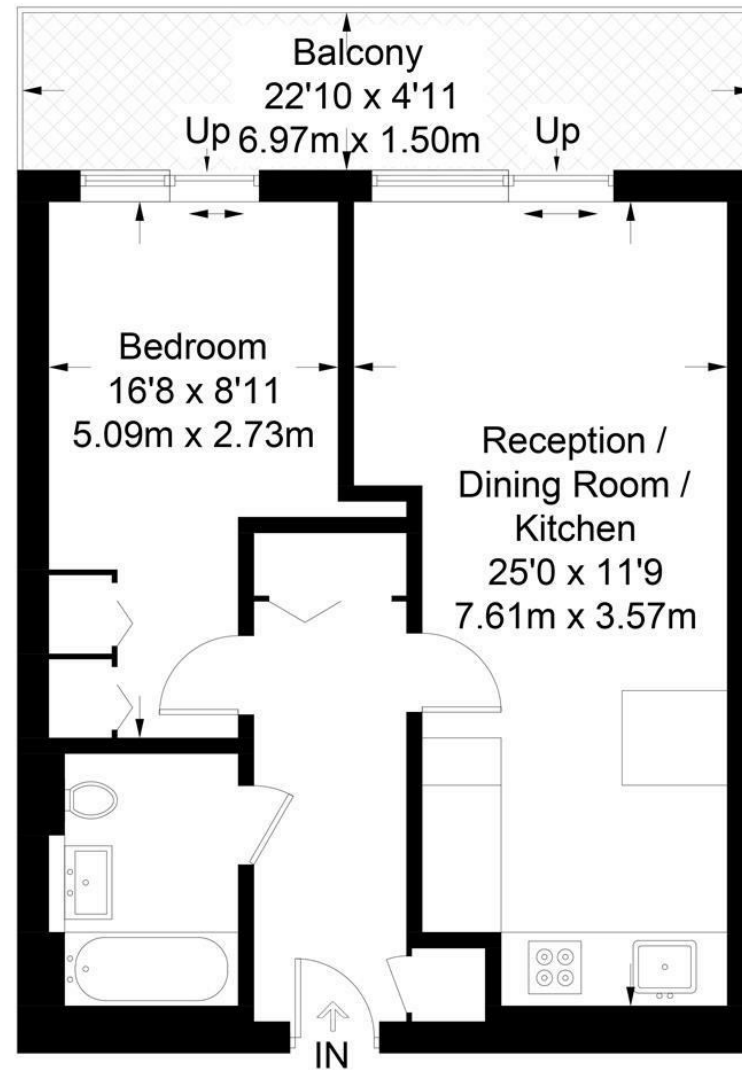
EPC certificate available on request.

- 541 Sq.ft (50.3 Sq.m)
- 1 Bedroom Apartment
- Open Plan Reception Room
- Kitchen With Integrated Appliances
- Modern Bathroom
- Full Width Balcony With Views Of The Historic Grosvenor Dock
- 24 Hour Concierge Service
- On-Site Residents' Gym & Spa Facilities
- On-Site Sainsbury's Local, Creche, Purple Dragon Private Kids' Club & Coffee Shop
- Within Walking Distance Of Sloane Square & Victoria Station



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.

