



Caro Point, 5 Gatliff Road  
London SW1W

GARTON JONES.COM



# Caro Point, 5 Gatliff Road London, SW1W

## £595,000 Leasehold

A Manhattan style ONE BEDROOM apartment for SALE of approx. 367 sq.ft (34.1 sq.m) in Caro Point, part of the popular Grosvenor Waterside development in Chelsea. This apartment benefits from an OPEN PLAN reception room with an integrated kitchen, very good storage including a utility cupboard housing a Bosch washer/dryer and built in wardrobes to the bedroom. There is a Juliette style balcony, wood flooring throughout, a shower room and ceiling mounted surround sound speakers.

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). Please note furniture may differ to that shown in the current photos.

Lease: 999 years from 2003 (980 years remaining, expires 3002)

Service Charges: approx. £3,465.78 annually

Ground Rent: TBC

EWS1 completed

Westminster City Council (band D)

EPC Rating: C (79)

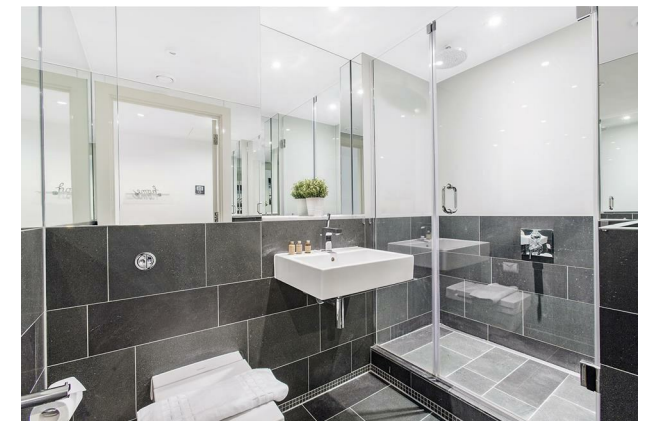
EPC certificate available on request.

- 367 Sq.ft (34.1 Sq.m)
- Bedroom with Built in Wardrobes
- Open Plan Reception Room
- Integrated Kitchen
- Shower Room
- Dark Wood Flooring Throughout & Good Storage
- 24 Hour Concierge
- Juliette Style Balcony
- Smart Leisure Suite with Gym & Spa Facilities
- On-Site Sainsbury's & Close to Sloane Square Transport Links & Amenities

## GARTON JONES.COM

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**Caro Point**

Approximate Gross Internal Area = 367 sq ft / 34.1 sq m

