



**MAPLEWOOD**  
PROPERTY & INVESTMENTS LTD.

Modern two bedroom, two bathroom apartment in sought-after Chelsea development with private underground parking.

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CARO POINT, GROVESNOR WATERSIDE SW1W

£1,350,000

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This luxurious apartment offers contemporary living in a highly desirable location. With two double bedrooms and two bathrooms and exclusive residents' amenities.

The property includes a private balcony, on-site gym, spa, sauna and steam room 24-hour security, concierge, lift access, and private underground parking.

The principal bedroom with built-in storage features an en-suite bathroom, mirrored storage, bath and rainfall shower head. The second double bedroom offers balcony access and a second bathroom with walk-in shower.

Situated moments from the River Thames and walking distance to Sloane Square, Chelsea's restaurants, coffee shops and designer stores are all within easy reach.

The development features eight buildings arranged around the restored inner canal and outer Grosvenor Dock, with the lock system and swing bridge forming a peaceful focal point adjacent to picturesque Chelsea Bridge.

**Chain Free**

**Leasehold: 978 years**

**Ground Rent: £1,558.86 pa**

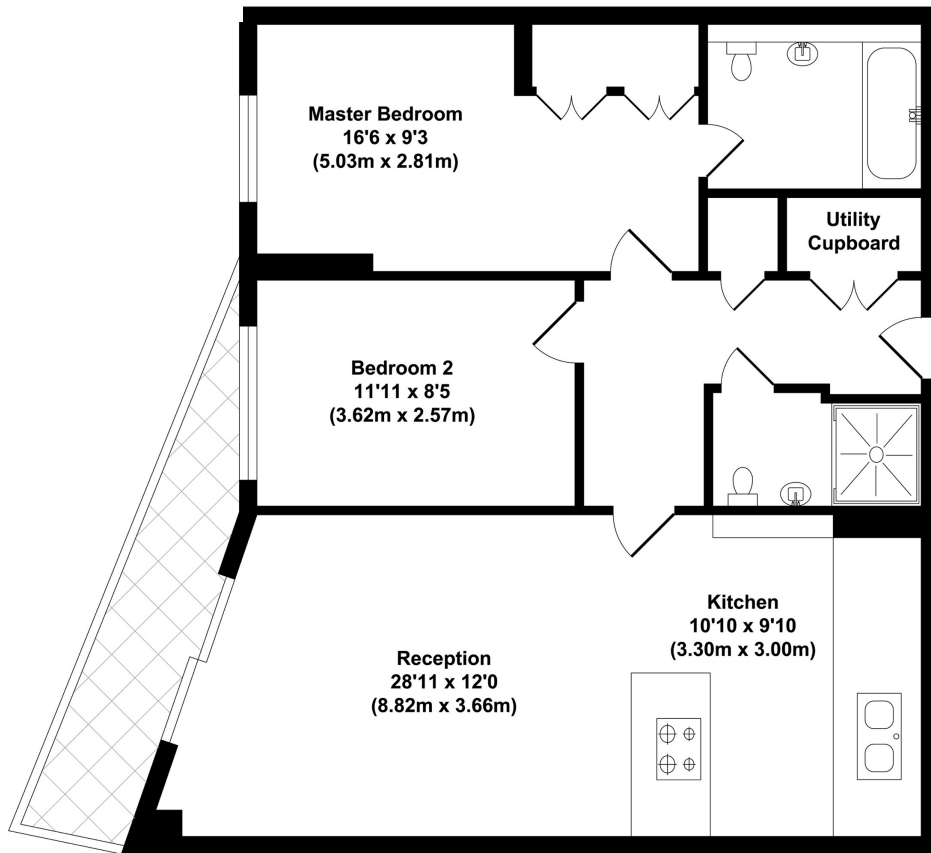
**Service Charge: £7,291.06 pa**







Approx Gross Internal Area  
777 sq ft / 72 sq m



## CARO POINT, SW1W

- Chain Free
- Fourth Floor Two Bedroom Apartment
- Private Double Length Balcony
- Residents' Gym, Sauna and Steam Room
- 24-Hour Security and CCTV
- Includes Lift, Concierge and Private Parking
- Underfloor Heating and Comfort Cooling



777 sq ft | Council tax band: F | EPC rating: B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92–100) <b>A</b>		
(81–91) <b>B</b>	84	84
(69–80) <b>C</b>		
(55–68) <b>D</b>		
(39–54) <b>E</b>		
(21–38) <b>F</b>		
(1–20) <b>G</b>		
Not energy efficient – higher running costs		

Leasehold: 978 years remaining

Ground Rent: £1,558.86 pa

Service Charge: £7,291.06 pa

Council Tax: £1,405.67 (2024-25)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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