



MAPLEWOOD
PROPERTY & INVESTMENTS LTD.

Modern two bedroom, two bathroom apartment in Chelsea development with private underground parking and possible Stamp Duty Land Tax savings.

CARO POINT, GROVESNOR WATERSIDE SW1W

£1,200,000

Contemporary apartment with open plan living and underground parking in a highly desirable location.

Possible Stamp Duty Land Tax Saving with purchase of company structure.

Comprising two double bedrooms and two bathrooms the property includes a private balcony, 24-hour security, concierge, lift access and exclusive residents' amenities.

On-site gym, spa, sauna and steam room for residents only and property features also include underfloor heating and comfort cooling.

Principal bedroom offers built-in storage and en-suite bathroom with bath and rainfall shower. Second double bedroom offers balcony access and bathroom featuring walk-in shower.

Moments from the River and walking distance to Sloane Square, Chelsea's restaurants, coffee shops and designer stores are within easy reach. Approximately 45 minutes from Heathrow and just 30 minutes to Gatwick Airport from Victoria.

Buyers are advised to seek independent legal and tax advice to confirm possible tax savings and implications.

Chain Free

Leasehold: 978 years

Ground Rent: £1,558.86 pa

Service Charge: £7,291.06 pa

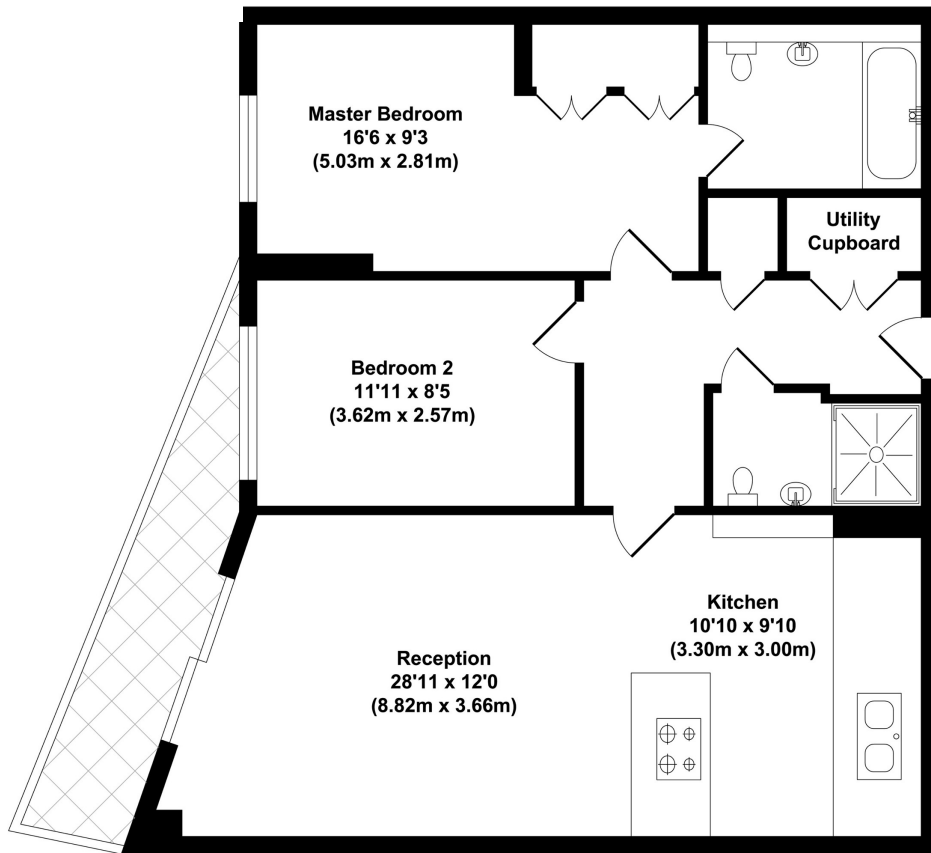




CARO POINT SW1W



Approx Gross Internal Area
777 sq ft / 72 sq m



CARO POINT, SW1W

- Chain Free Two Bedroom Apartment
 - 24-Hour Security and CCTV
 - Fourth Floor with Private Balcony
 - Residents' Gym, Sauna and Steam Room
 - Underfloor Heating and Comfort Cooling
 - Includes Lift, Concierge and Private Underground Parking
 - Stamp Duty Land Tax Savings Available Through Company Purchase
- Please seek legal and tax advice for eligibility and implications



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92–100) A		
(81–91) B	84	84
(69–80) C		
(55–68) D		
(39–54) E		
(21–38) F		
(1–20) G		
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.



MAPLEWOOD

PROPERTY & INVESTMENTS LTD.

0203 488 0224

hello@maplewoodproperty.co.uk

www.maplewoodproperty.co.uk



© Maplewood Property & Investments Ltd 2024. Maplewood Property & Investments Ltd is a registered limited company in England & Wales. Company registration no. 10082285. Registered address 85, First Floor Great Portland Street, London, England W1W 7LT. These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

