



Hirst Court
20 Gatliff Road, SW1W





Situated within a riverside development with porter, this smart two-bedroom two en-suite bathroom that offers Lift access and a contemporary living and entertaining space with modern fixtures and fittings throughout. Grosvenor Water side is ideally located for a collection of pavement lined cafes, galleries and local conveniences along Pimlico Road which leads into Sloane Square for a more extensive range of upmarket designer retailers and restaurants.

There is an open plan kitchen and integrated appliances, guest cloakroom, comfort cooling, wood flooring, a large range of fitted wardrobes bedroom. Floor to ceiling windows in the living-room allow for the flat to exploit its west facing aspect to the greatest extent. The development provides residents with a 24 hour concierge service and there is a leisure suite with a well-equipped gym with spa facilities.

- Two Bedrooms
- Two Bathrooms
- Lift Access
- Porter
- Private Outside Space
- New Build

Asking Price £1,150,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 976 years 7 months
Service Charge: £5,200 PA
Ground Rent: £1,100 PA
Local Authority: City of Westminster
Council Tax Band: F

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Approximate gross internal area

75.56 sq m / 813 sq ft

Key :
CH - Ceiling Height



Fifth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only

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