



Hepworth Court
30 Gatliff Road, SW1W

CHESTERTONS





Situated within a riverside development with porter, this magnificent one bedroom 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 a semi open plan kitchen with a breakfast bar and integrated appliances, one en suite plus 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 as well as a private parking space.

- One Bedroom
- Porter
- Lift Access
- West Facing Balcony
- New Build
- Air Cooling system
- No onward chain

Asking Price £872,500

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 (expiring 01/01/3002)

Service Charge: £6,000 per annum

Ground Rent: £1,200 per annum

Local Authority: City of Westminster

Council Tax Band: F

Chestertons Knightsbridge & Belgravia Sales

31 Lowndes St

Knightsbridge

London

SW1X 9HX

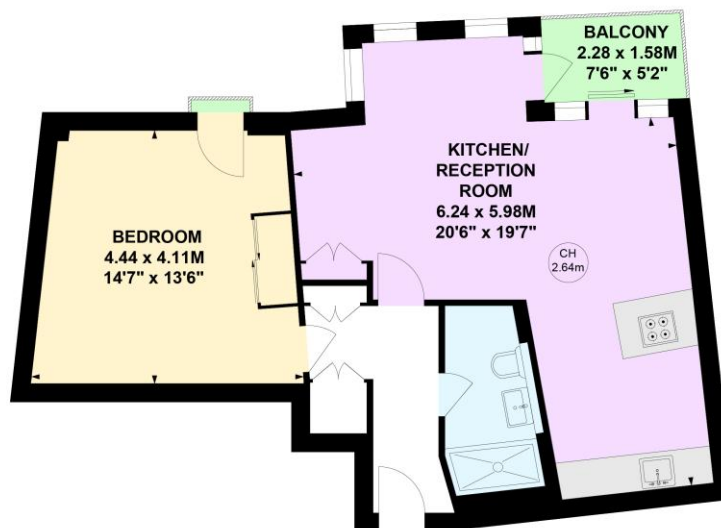
knightsbridge@chestertons.co.uk

020 7235 8090

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Approximate gross internal area
59.92 sq m / 645 sq ft

Key :
CH - Ceiling Height



Fourth 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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