



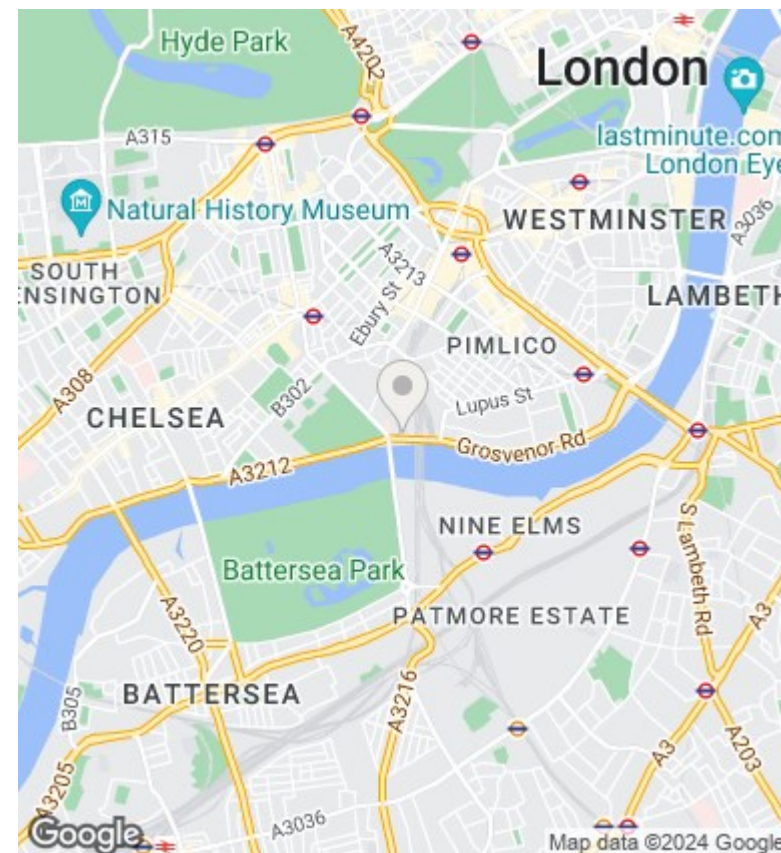
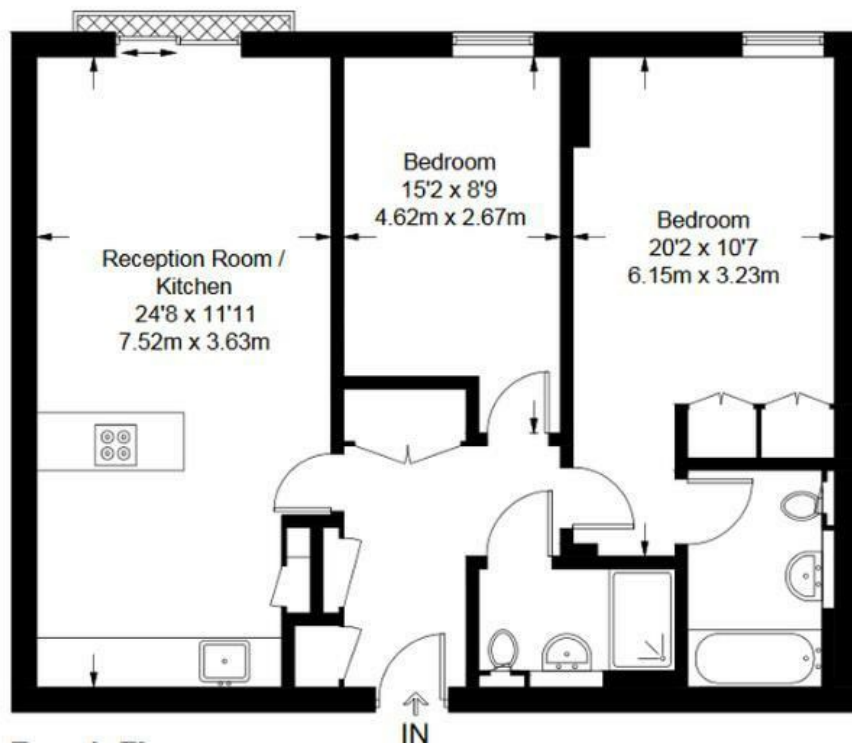
## Bramah House , Grosvenor Waterside, Gatliff Road, London SW1W 8BD

£1,050,000

- 24/7 CONCIERGE
- RESIDENCE GYM AND SPA
- 2 DOUBLE BEDROOMS AND 2 BATHROOMS
- ST JAMES ( BERKELEY GROUP ) DEVELOPMENT - ESW1 SATISFACTORY
- VIDEO VIEWING AVAILABLE
- WALKING DISTANCE TO SLOANE SQUARE , VICTORIA AND BATTERSEA PARK
- OVERLOOKING A PRIVATE PODIUM GARDEN
- UNDER FLOOR HEATING AND AIR COOLING
- WESTMINSTER BOROUGH
- ONSITE RESTAURANT LOCALS AND FOOD SHOP

## Bramah House

Approximate Gross Internal Area = 813 sq ft / 75.5 sq m



## Viewings

Viewings by arrangement only.  
Call 02077225022 to make an appointment.

## Council Tax Band

D

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	