

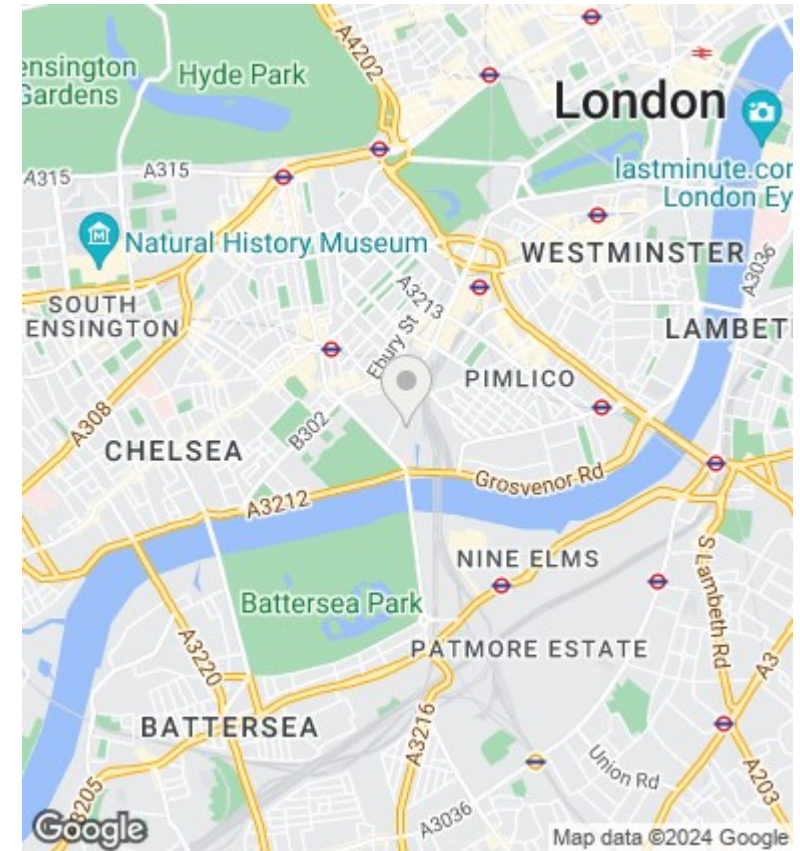


## Moore House, Grosvenor Waterside , Gatliff Road SW1W 8DU

£3,250

- 24/7 concierge
- private balcony
- on site restaurant
- moments away from Battersea Park
- gym and spa
- Southwest facing
- on site Sainsbury's ( food shop )
- Fully furnished
- laundry service
- walking distance to Victoria and Sloane Stations

Kitchen	3.12m x 2.82m	10'3" x 9'3"
Reception	4.65m x 3.51m	15'3" x 11'6"
Bedroom	3.28m x 2.82m	10'9" x 9'3"
Bathroom	2.44m x 1.83m	8'0" x 6'0"
Terrace	6.58m x 1.14m	21'7" x 3'9"
<b>Gross Internal area</b>	<b>51m<sup>2</sup></b>	<b>546ft<sup>2</sup></b>



## Viewings

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

## Council Tax Band

E

## EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	