

WATERSIDE



**{ GATLIFF ROAD LONDON SW1W**  
*£969 PER WEEK AVAILABLE NOW*




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Gatliff Road London SW1W

**£969 Per Week**  
**Furnished**

 **2 Bedrooms**  
 **2 Bathrooms**  
 **1 Reception**

## Features

- Two Double Bedrooms, - Two Bathrooms,  
- 5th Floor, - Lift, - 24hr Concierge, -  
On-Site Gym, - Council Tax F

## Council Tax

Council Tax Band F

## Hamptons

7 Lower Sloane Street  
Sloane Square, London, SW1W 8AH  
020 7824 8242  
sloanesquarelettings@hamptons.co.uk  
www.hamptons.co.uk

# { A BRIGHT CONTEMPORARY TWO BEDROOM APARTMENT WITH 24HRS CONCIERGE

## The Property

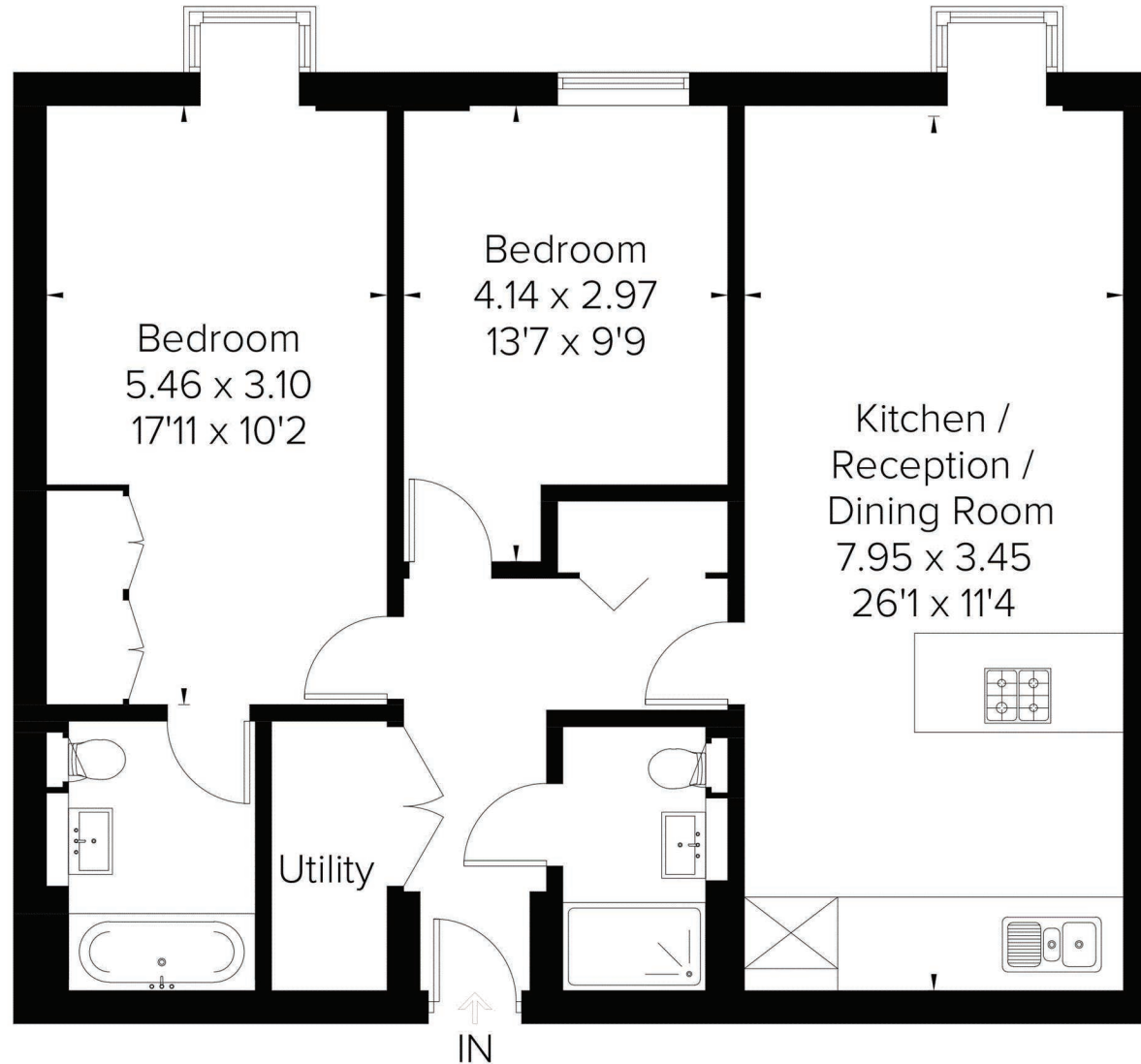
A contemporary two bedroom flat situated on the 5th floor of this modern portered building forming part of the Grosvenor Waterside development. The accommodation comprises a modern open plan kitchen with Miele integrated appliances and additional wine fridge leading to the generous reception room, both with dark hard wood flooring. The principal bedroom offers two double cupboards and en-suite bathroom with shower over bath. There is a second double bedroom and modern family showroom. Grosvenor Waterside is situated in a superb location in Chelsea and benefits from convenient on site amenities including a 24 hour concierge and a residents luxury spa gym.

## Location

Grosvenor Waterside is ideally located sandwiched between Chelsea and Belgravia providing residents with fantastic transport links and world renowned amenities nearby. The development further offers 24hrs CCTV and security, residents' spa gym and a varying selection of onsite amenities.



Approximate Area = 80.2 sq m / 863 sq ft  
Including Limited Use Area (0.2 sq m / 2 sq ft)



## Fifth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 237848

### For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Band A	92-100		
Band B	81-91		
Band C	69-80		
Band D	58-68		
Band E	49-57		
Band F	39-48		
Band G	1-38		
		84	84
<small>For more information on energy ratings</small> <small>For more information on energy ratings</small> <small>For more information on energy ratings</small> <small>For more information on energy ratings</small> <small>For more information on energy ratings</small> <small>For more information on energy ratings</small> <small>For more information on energy ratings</small>		<small>EU Directive</small> <small>2002/91/EC</small>	
England & Wales			

