



**GATLIFF ROAD LONDON SW1W**  
*£750 PER WEEK AVAILABLE 01/08/2024*

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Gatliff Road London SW1W

**£750 Per Week  
Furnished**

 **1 Bedroom**  
 **1 Bathroom**  
 **1 Reception**

## Features

- 1 Bedroom, - 1 Bathroom, - Concierge, -  
Lift, - Balcony, - Gym, - Furnished

## Council Tax

Council tax band not specified

## Hamptons

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

# { FANTASTIC ONE BED APARTMENT WITH CONCIERGE EPC:B

## The Property

A bright one bedroom apartment on the 5th floor (with lift) of this modern development, with 24 hour porter and gym access. Offering open plan kitchen reception with wooden flooring, two balconies, spacious bedroom and bathroom. With stylish furniture this is an ideal apartment for a single person or professional couple.

## Outside

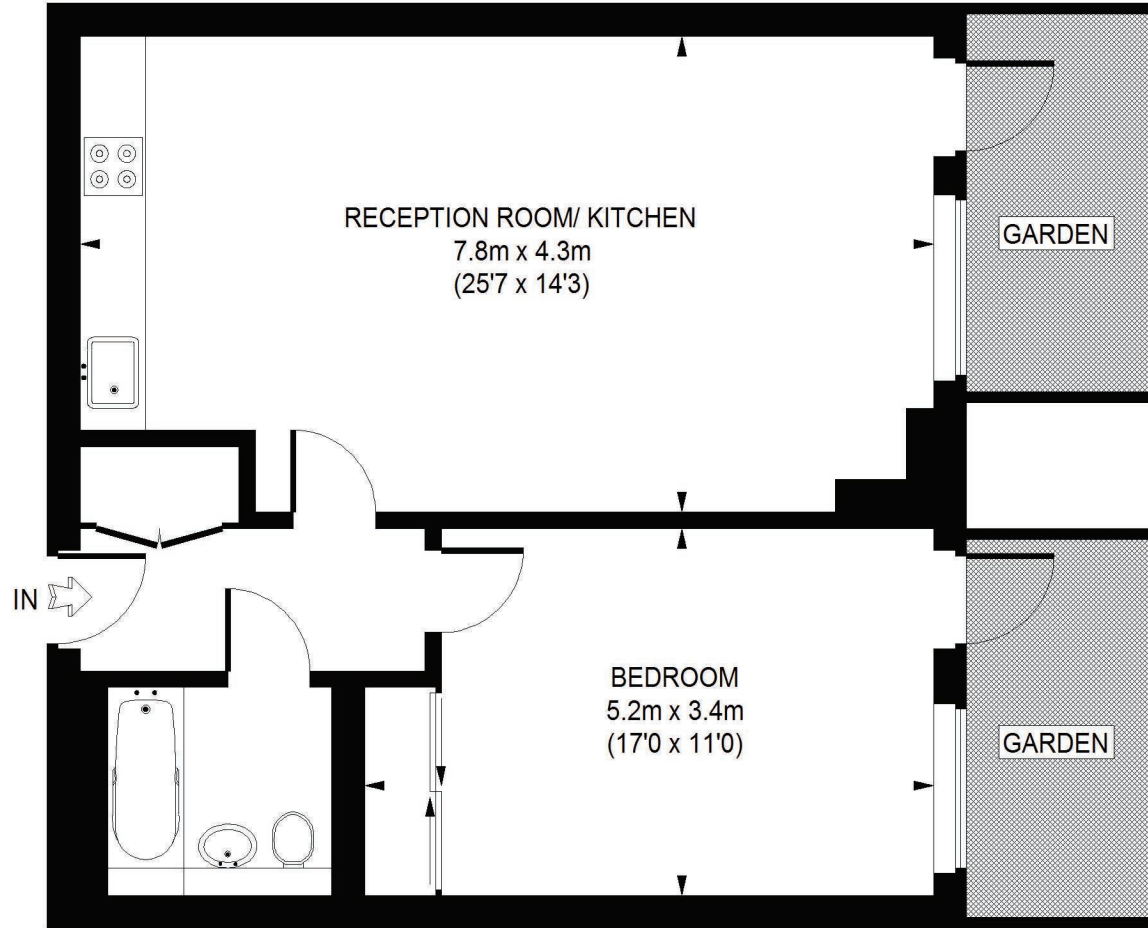
This centrally-placed, yet personal and secluded location puts neighbouring Chelsea, Knightsbridge and Belgravia within easy reach, as well as being very well-located for Fulham, Victoria and the whole of central London. Convenient transport links, Sloane Square and Victoria Underground stations, plus Victoria railway station are a short distance away. Heathrow Airport is around 15 miles by car from Grosvenor Waterside or a 15 minute ride on the Heathrow Express from Paddington Station.

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# CUBBITT BUILDING



## FIFTH FLOOR

APPROXIMATE GROSS INTERNAL AREA = 657 SQ. FT. ( 61 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

### 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                   | 82-91 |         |           |
| Band B                   | 71-81 | 82      | 83        |
| Band C                   | 62-70 |         |           |
| Band D                   | 55-61 |         |           |
| Band E                   | 49-54 |         |           |
| Band F                   | 41-48 |         |           |
| Band G                   | 1-40  |         |           |

EU Directive 2002/91/EC  
England & Wales



Awaiting Photograph

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