






{ GATLIFF ROAD SLOANE SQUARE SW1W  
£1,731 PER WEEK AVAILABLE 25/04/2025

**Hamptons**  
THE HOME EXPERTS

# { THE PARTICULARS

Gatliff Road Sloane Square SW1W

£1,731 Per Week  
Furnished

 3 Bedrooms  
 2 Bathrooms  
 1 Reception

## Features

- Three bedrooms, - Two bathrooms, - Ninth Floor (with lift), - Terrace, - 24hrs concierge, - Residents spa gym, - Approx. 1,651 Sq. Ft, - Council Tax Band H, - Furnished (flexible)

## Council Tax

Council Tax Band H

Hamptons  
7 Lower Sloane Street  
Sloane Square, London, SW1W 8AH  
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# { A CONTEMPORARY THREE BEDROOM APARTMENT WITH TERRACE

## The Property

A contemporary three bedroom flat situated on the 9th floor of this modern portered building forming part of the Grosvenor Waterside development. The accommodation comprises a modern open plan kitchen with integrated appliances to include a breakfast bar, leading to the generous reception room with dual aspect, wrap around Terrace with far reaching views over London and with dark hard wood flooring providing wonderful entertaining space. There is a good size Principal bedroom with fitted cupboards and modern en-suite bathroom with shower and separate bath. Two further double bedrooms and a full family bathroom with shower over bath. The flat further benefits from a utility cupboard housing a washer dryer, on-site gym, spa and 24 hour concierge. Offering over 1650ft<sup>2</sup> of lateral living space, available 8th November furnished.

## Location

Grosvenor Waterside is ideally located sandwiched between Chelsea and Belgravia providing residents with fantastic transport links and world renowned amenities nearby.

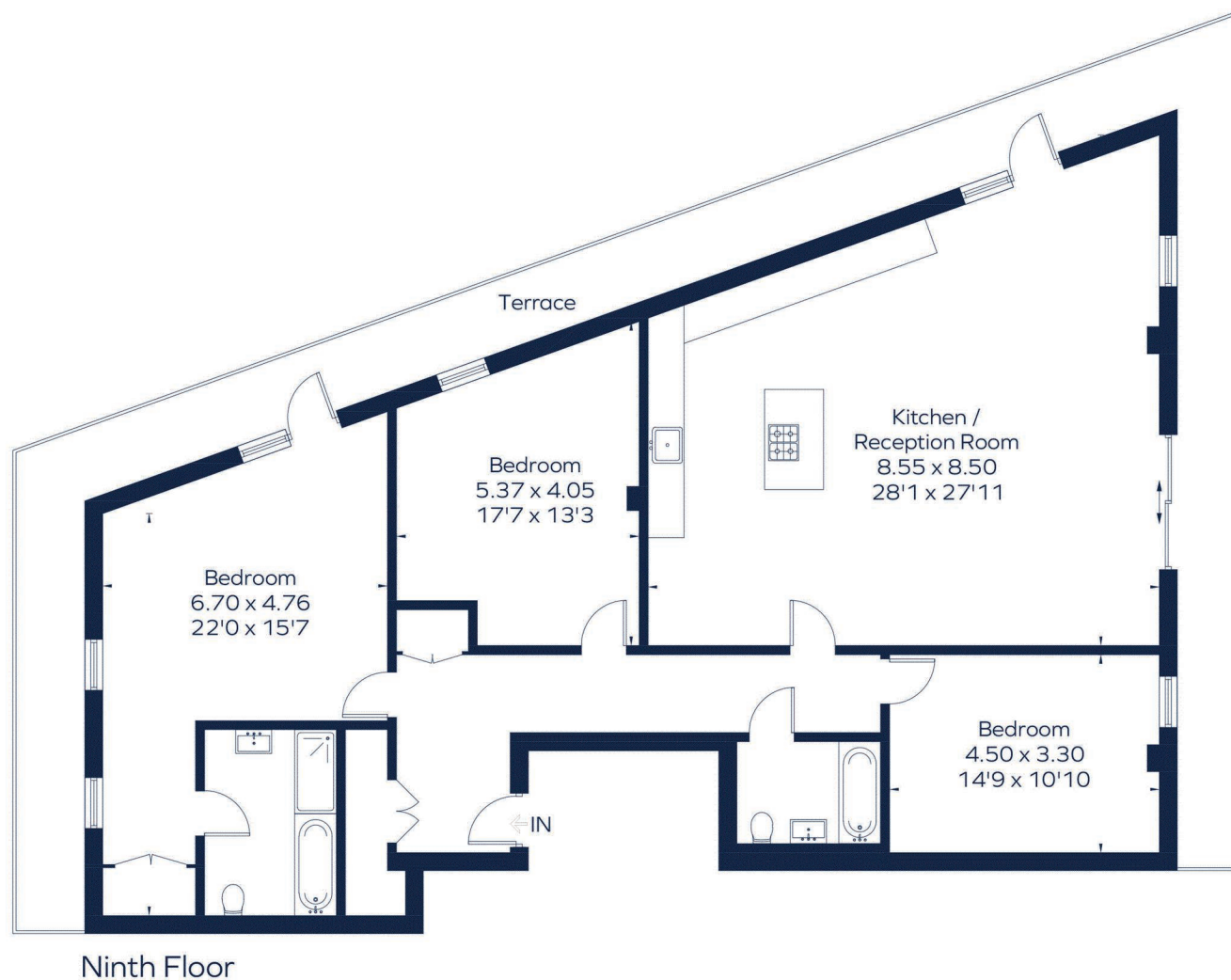




# MOORE HOUSE

Approximate Gross Internal Area

1651 sq. ft. (153.4 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
ID 1008053

## 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		
Energy Efficiency Rating	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (22-38)		
G (1-21)		
For energy efficient - higher rating costs		
England & Wales	EU Directive 2002/91/EC	

