



GROSVENOR WATERSIDE, GATLIFF ROAD,
£460 PER WEEK AVAILABLE NOW

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Grosvenor Waterside, Gatliff Road,
Chelsea, SW1W

£460 Per Week
Furnished

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

Features

- Studio Room, - Bathroom, - Electric
Storage Heating, - Lift, - 24 hr concierge, -
Residents spa gym, - Riverside location, -
Onsite amenities, - Council Tax Band E

Council Tax

Council Tax Band E

Hamptons

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

{ AN IMMACULATELY PRESENTED STUDIO FLAT WITH 24 HOUR CONCIERGE

The Property

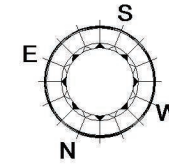
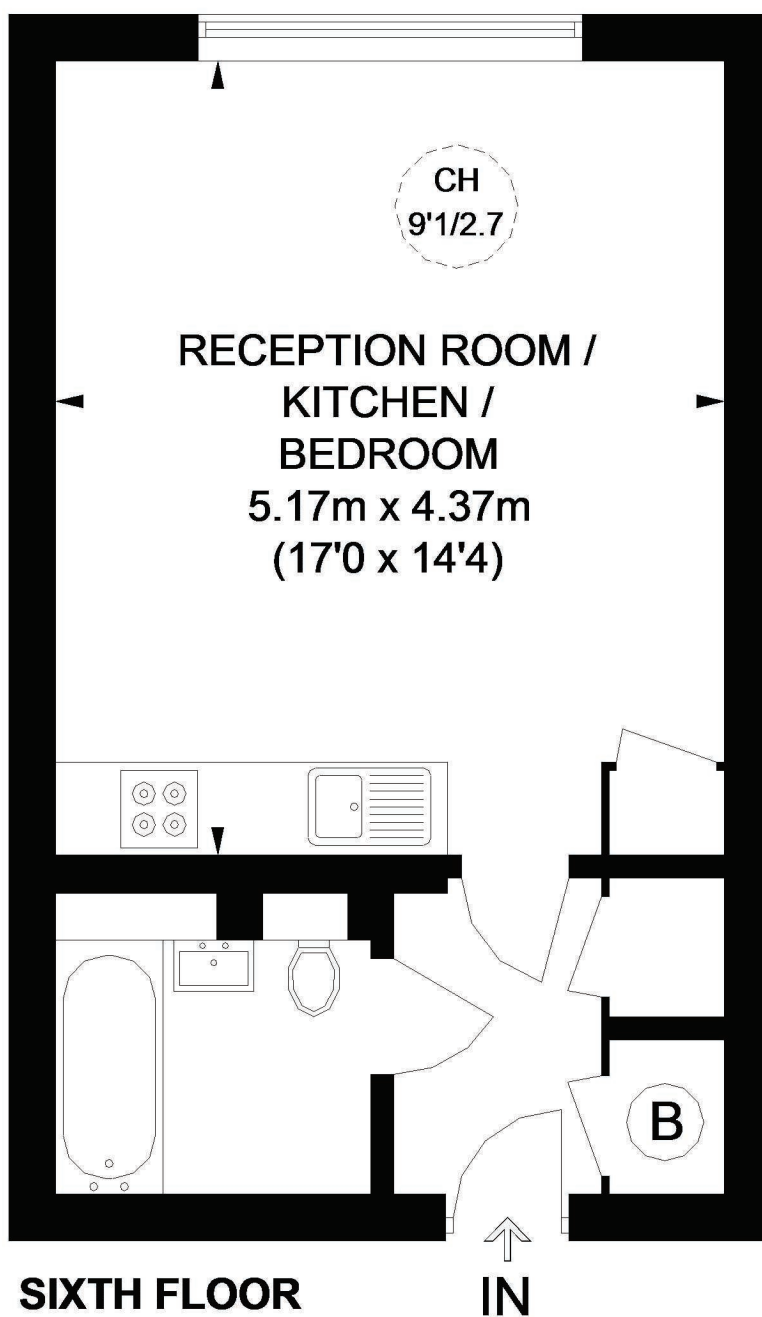
An immaculately presented studio flat located in this prestigious development North of the River; offering good proportions, modern furnishings and contemporary finishes throughout.

Location

Grosvenor Waterside is situated on Gatliff Road, just north of Chelsea Bridge. There is a wide variety of renowned shops and restaurants along the nearby Kings Road whilst remaining minutes for the nearest underground station - Sloane Square (Circle and District Lines).



CUBITT BUILDING



APPROXIMATE GROSS INTERNAL AREA
345 SQ. FT. (32.1 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. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID574530)

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 (55-68)		
Band E (49-54)		
Band F (45-48)		
Band G (1-44)		
EU Energy Efficiency Rating	85	85
England & Wales	EU Directive applies	

