

## 17 & 18 Cubitt Building, 10 Gatliff Road, Grosvenor Waterside SW1W 8QL

£1,950 per week | unfurnished | available early October



- EXCELLENT CONDITION
- 2 BALCONIES
- FULLY FITTED KITCHEN
- 24 HR CONCIERGE
- SECURE PARKING
- 3 BEDROOMS
- 3 BATHROOMS
- PRIVATE GYM
- UNFURNISHED
- PROFESSIONALLY MANAGED

An exceptional three bedroom, three bathroom, lateral apartment situated in a quiet corner on the 2nd floor of this popular Riverside development. It combines top quality design and furnishings along with the practicality of a family home. It has been created by combining two smaller flats, using the highest quality materials, and now offers all the benefits of lateral living, along with secure underground parking, a 24 hour concierge and private members gym. Grosvenor Waterside is the result of the collaboration between leading architects, artists and designers who have created six innovative buildings in an historic dock-side setting. It is situated just off Chelsea Bridge Road, close to the Kings Road, Sloane Square, Battersea Power Station and Battersea Park. There are extensive transport links at Victoria station whilst the nearest underground station is Sloane Square (Circle and District Line).

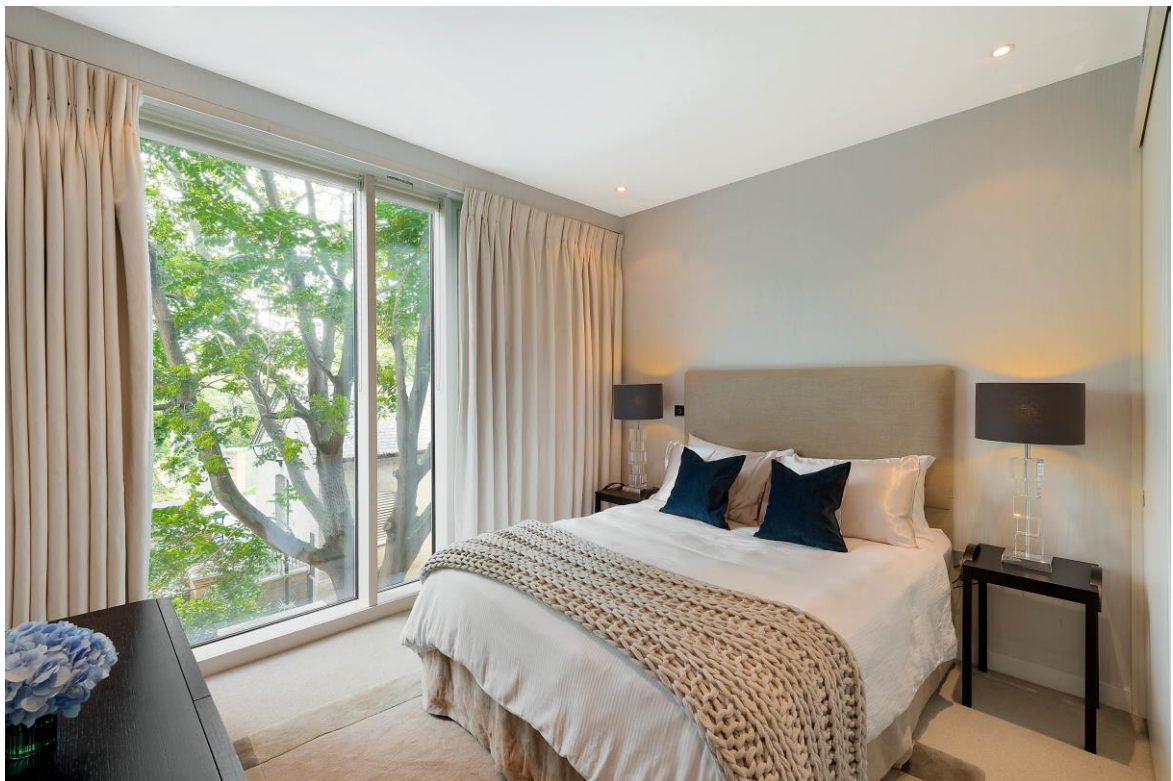
The Yacht Club, Chelsea Harbour, London SW10 0XA

T +44 (0)20 7349 8920 info@obbard.co.uk obbard.co.uk



The Yacht Club, Chelsea Harbour, London SW10 0XA

T +44 (0)20 7349 8920 info@obbard.co.uk obbard.co.uk



The Yacht Club, Chelsea Harbour, London SW10 0XA

T +44 (0)20 7349 8920 info@obbard.co.uk obbard.co.uk

APPROX. GROSS INTERNAL AREA \*  
1702 Sq Ft - 158.12 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :  
CH - Ceiling Height



SECOND FLOOR

ALEX WINSHIP  
Photography

\*Floorplan for guidance only, not to be used for valuation purposes. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

MIP  
Certified Property Measure

**Important notice:** Obbard, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Obbard have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

The Yacht Club, Chelsea Harbour, London SW10 0XA

T +44 (0)20 7349 8920 info@obbard.co.uk obbard.co.uk

## Energy performance certificate (EPC)

|  |                           |  |
|--|---------------------------|--|
| Apartment 17/18<br>Cubitt Building<br>10 Galiff Road<br>LONDON<br>SW1W 8QL | Energy rating<br><b>C</b> | Valid until: <b>2 November 2030</b><br><br>Certificate number: <b>0626-3900-8209-9700-4204</b> |
|--|---------------------------|--|

Property type: Mid-floor flat

Total floor area: 140 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |