



Bramah House, London **SWIW**

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A spacious three bedroom property. Situated on the fifth floor with underground parking 24 concierge, lift and a Juliet balcony looking towards the River.

Bramah House is a contemporary building situated a short distance from Chelsea Bridge, Battersea Park, Sloane Square, and King's Road. Grosvenor Waterside is built around Grosvenor Dock and incorporates seven additional buildings, creating an upmarket modern development. Located on the north side of the river by Chelsea Bridge, the open spaces of Battersea Park are also close by. Victoria mainline and underground station is just 0.8 miles away.



Guide price: £1,350,000

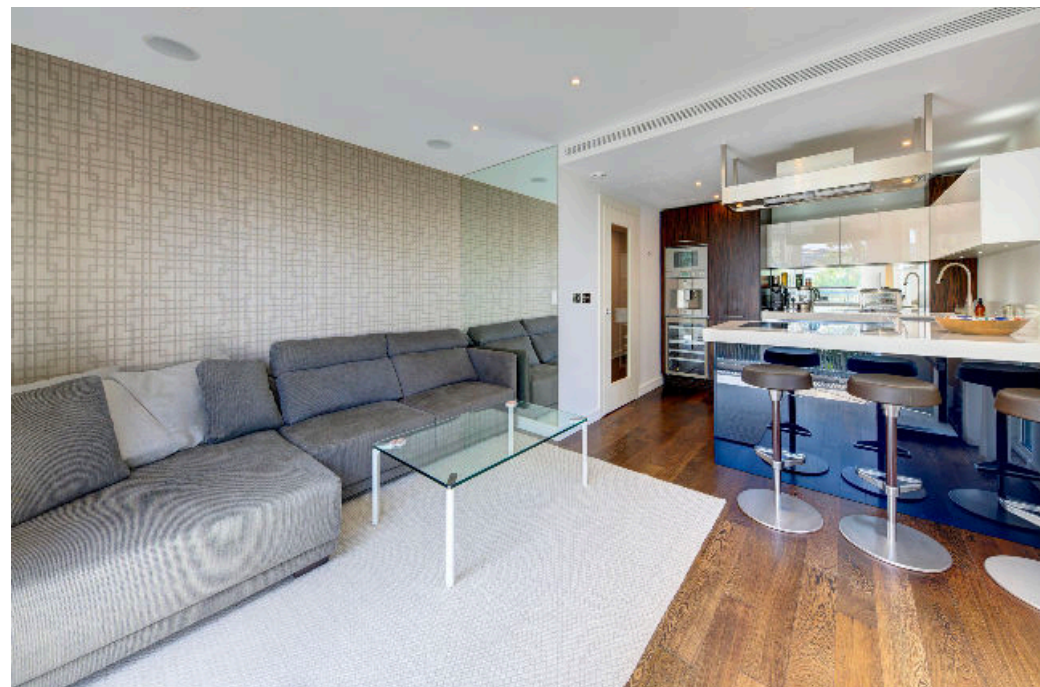
Tenure: Leasehold: approximately 977 years remaining

Service charge: £4,008 per annum, reviewed every year, next review due 2025

Ground rent: £1,948.57 per annum, reviewed every 15 years, next review due 2029

Local authority: City of Westminster

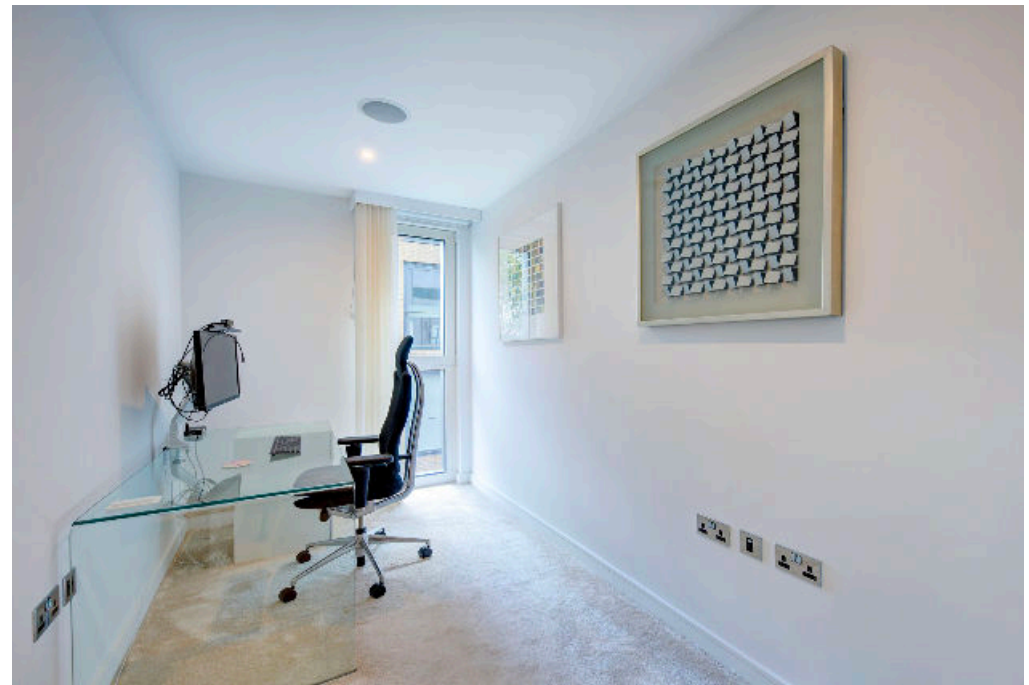
Council tax band: G





The property

This spacious fifth-floor apartment offers 81 sqm of elegant living space. An open-plan kitchen and reception room (21' 8" x 15' 1"), three bedrooms: a principal bedroom (16' 1" x 9' 2"), a versatile second bedroom/study (12' 10" x 6' 3"), and a third bedroom (14' 5" x 9' 6"). The property includes a modern bathroom and an en-suite shower room. The property has climate cooling and lift access. The flat has a secure under-ground parking space, and an onsite Sainsbury Local. Grosvenor Waterside is one of the best located riverside developments within very easy walking distance to Sloane Square. This unique development is the result of the collaboration between leading architects, artists and designers who have created six innovative buildings in an historic dock-side setting.



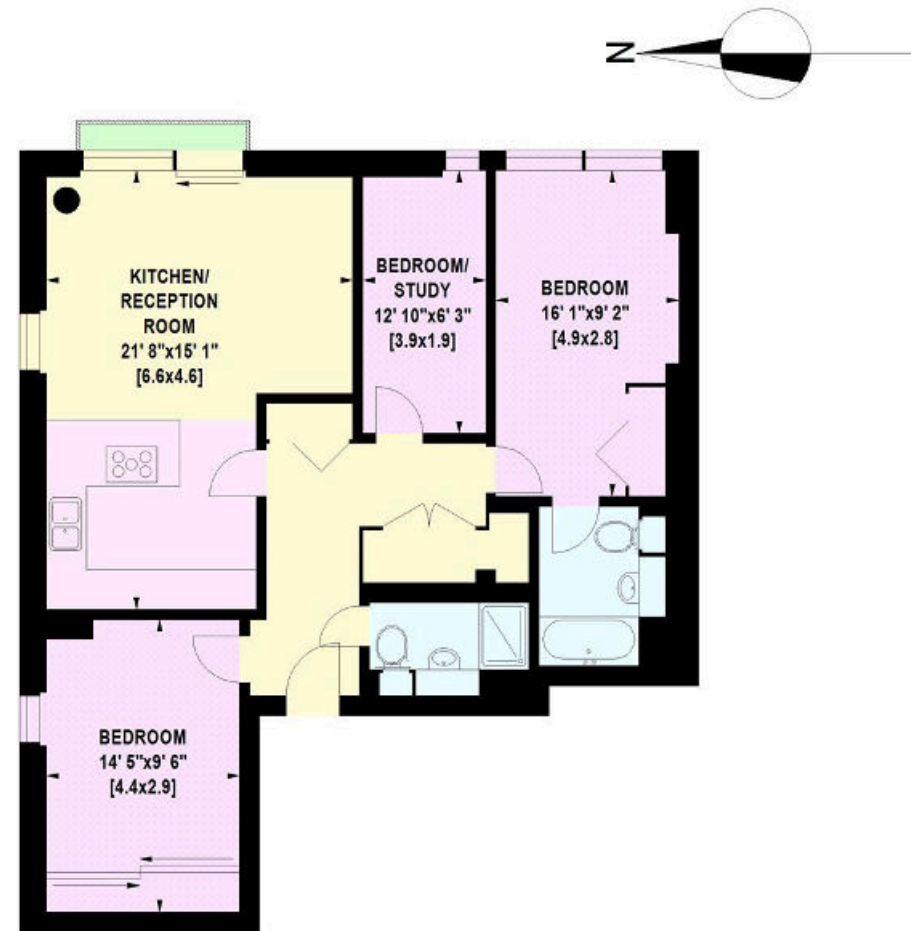




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Approximate Gross Internal Floor Area 81 sq m / 872 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



FIFTH FLOOR

Knight Frank
Belgravia Sales
47 Lower Belgrave Street
SW1W 0LS

We would be delighted to tell you more

Chris Mulry
+44 20 7881 7727

[knightfrank.co.uk](https://www.knightfrank.co.uk)

chris.mulry@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated July 2024. Photographs and videos dated July 2024.
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