

Caro Point, Gatliff Road, London SW1W



Caro Point, London **SW1W**

This spacious accommodation includes three well-appointed bedrooms. The Principal bedroom, measuring 6.13m x 4.80m, features an en-suite bathroom. The second bedroom, 6.13m x 2.82m, and the third bedroom, 6.15m x 2.71m, are both well-proportioned, offering versatile spaces that can accommodate guests or be used as a home office.

The apartment includes an additional bathroom, serving the second and third bedrooms. The heart of this home is the expansive reception room and kitchen area, measuring 8.71m x 8.00m. This open-plan layout provides a seamless flow between living and dining spaces.

•Please note we have been unable to obtain the review period for this. Please make your own enquiries.



Guide price: £2,695,000

Tenure: Leasehold: approximately 977 years remaining

Service charge: £14,358.46 per annum, reviewed every year, next review due 2025

Ground rent: £1,948.57 per annum•

Local authority: H

Council tax band: City of Westminster





The Property

A private roof terrace accessible from the reception room, offering an outdoor oasis in the heart of the city. Additionally, there is a balcony, further enhancing the living experience.

Secure underground parking ensures your vehicle is always protected, and a 24-hour concierge provides round-the-clock service and security. Residents also have access to exclusive leisure facilities. The property is offered on a leasehold basis with 976 years remaining.

Caro House is a development within Grosvenor Waterside.

Residents enjoy proximity to the River Thames, Battersea Park, and the vibrant shopping and dining options of King's Road and Sloane Street.



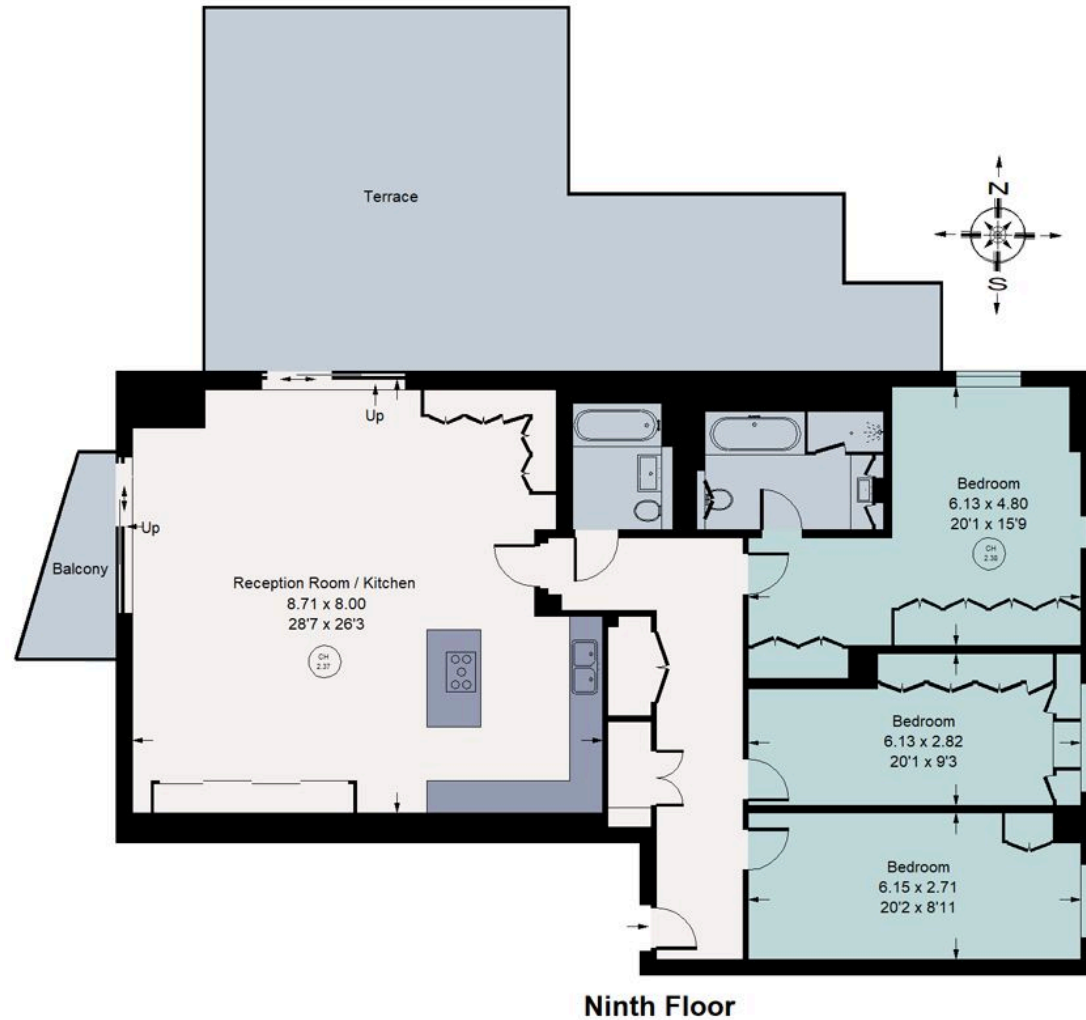




Cairo Point, SWIW

**Approximate Gross Internal Floor Area
159.5 sq m / 1,717 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.



Knight Frank

Belgravia Sales

47 Lower Belgrave Street

SW1W 0LS

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

We would be delighted to tell you more

Chris Mulry

+44 20 7881 7727

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 June 2024.

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