



Bramah House, 9 Gatliff Road
London SW1W

GARTON JONES.COM



Bramah House, 9 Gatliff Road London, SW1W

£1,300,000 Leasehold

A well presented TWO DOUBLEBEDROOM apartment for sale of approx. 879 sq.ft (81.6 sq.m) in Bramah House, Grosvenor Waterside, close to the banks of the River Thames by Chelsea Bridge. There is an open plan reception room with a full width BALCONY with DOCK FACING VIEWS, a modern kitchen with a breakfast bar and integrated appliances including a wine cooler. Two bathrooms (one en-suite). There is good storage including a utility cupboard housing a washer dryer and fitted wardrobes in the main bedroom. There is an underground parking space. Residents have the use of 24-HOUR CONCIERGE, GYM & SPA. On-site Sainsbury's Local, coffee shop and private kids club. SLOANE SQUARE & VICTORIA station with Gatwick Express are within walking distance. Additional amenities including shops, restaurants and the excellent transport links of both Sloane Square and Victoria Station with Gatwick express are within walking distance. Also within easy access to the open green spaces of Battersea Park and Battersea Power Station development, King's Road and designer boutiques on Sloane Street.

Available via Garton Jones on-site office at Grosvenor Waterside (underneath Bramah House).

Leasehold: 999 years from 1 January 2003 (approx. 977 years remaining)
Service Charges: approx. £7,727.72 per annum (2025/2026)
Ground Rent: approx. £1,558.86 per annum (2025)

EPC Rating: B (83)

Council Tax: Westminster City Council (band F)

EPC certificate available on request.

- 804 Sq.ft (75 Sq.m)
- 2 Double Bedroom Apartment
- Open Plan Reception Room
- Kitchen With Gaggenau Integrated Appliances
- 2 Bathrooms (1 En-Suite)
- Secure Underground Parking Space
- 24 Hour Concierge
- Full Width Private Balcony With Dock Views
- On-Site Sainsbury's, Coffee Shop, Crèche, Residents' Gym & Private Kids Club
- Walking Distance To Sloane Square & Victoria

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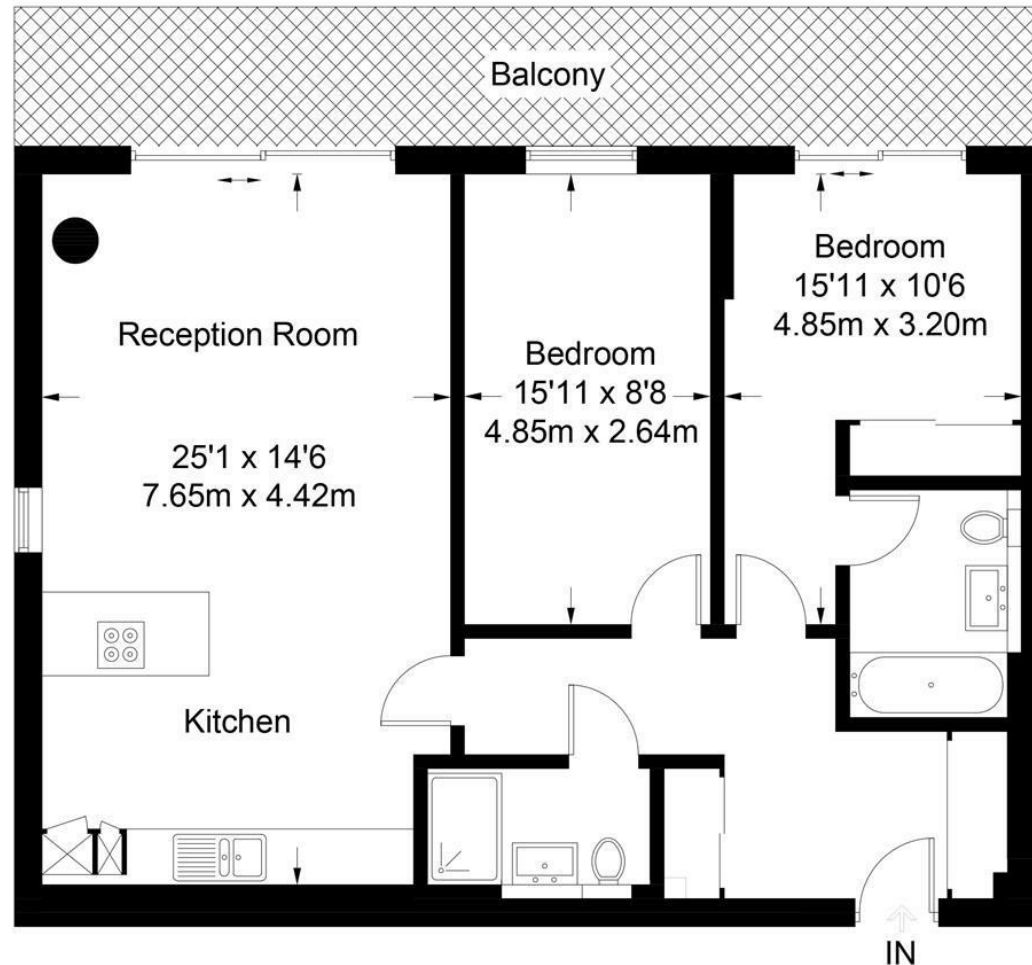
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Bramah House

Approximate Gross Internal Area = 879 sq ft / 81.6 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

