



Gatliff Close, Chelsea
London SW1W

GARTON JONES.COM

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£750,000 Leasehold

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A stylish TWO BEDROOM DUPLEX apartment of approx. 812 sq.ft (75.5 sq.m) on the 3rd & 4th floor of Gatliff Close, adjacent to the Grosvenor Waterside development which surrounds the former historic Grosvenor dock. This extended and recently renovated apartment has been tastefully decorated to a high standard with a characterful yet contemporary feel. There is a hallway with utility cupboard housing a washer dryer. TWO DOUBLE BEDROOMS and STUDY plus luxury bathroom. There is an oak and glass staircase leading to an impressive modern kitchen and dining/living space with open brick work, built in seating and alcove areas. There are integrated appliances including boiling tap, induction hob, dishwasher, fridge/freezer and oven and microwave. The high vaulted ceiling offers triple aspect sky lights allowing the area to be flooded with light. The apartment has wood and tiled flooring, spot lights and gas heating with combo boiler. It should also be noted there is scope for additional conversion of the loft space for another bedroom and bathroom (subject to the usual consents of Westminster Council).

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).

Service Charges: approx. £2,000.00 per annum
Ground Rent: approx. £10.00 per annum
Leasehold: 125 years from 1988 (3rd floor) plus supplemental lease (4th floor) 125 years from 2001
Council Tax: Westminster City Council (band B)
EPC Rating: E

- 812 Sq.ft (75.5 Sq.m)
- 2 Bedroom + Study Duplex Apartment
- Recently Renovated & Extended
- Impressive Modern Kitchen
- Tastefully Decorated To A High Standard
- High Vaulted Ceiling Offering Triple Aspect Sky Lights
- Character Yet Contemporary Feel
- Scope For An Additional Conversion Of The Loft Space
- Close To Victoria Station & Sloane Square
- On-Site Sainsbury's Local, Coffee Shop & Private Kids' Club



EPC certificate available on request.

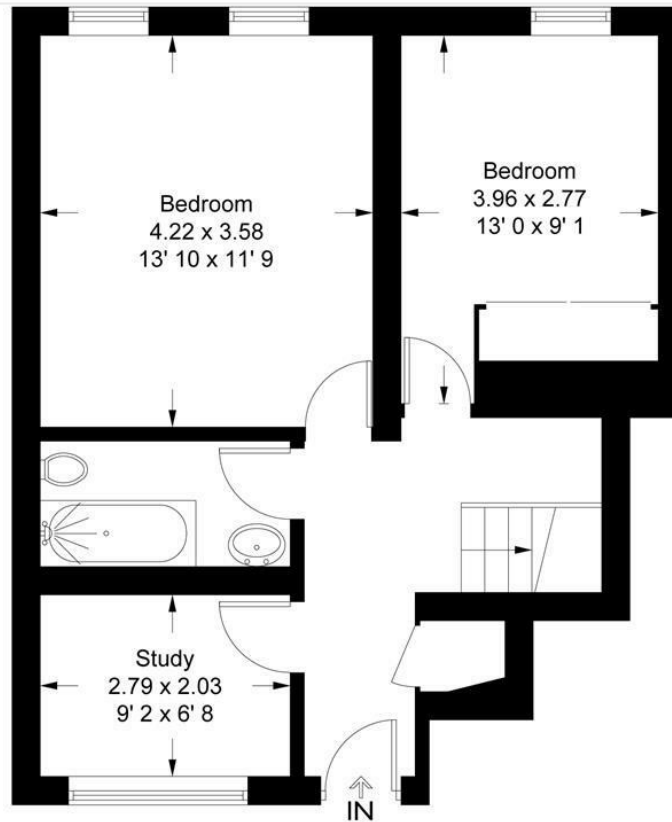
Gatliff Close

Approximate Gross Internal Area = 812 sq ft / 75.5 sq m

(Excluding Reduced Headroom / Void)

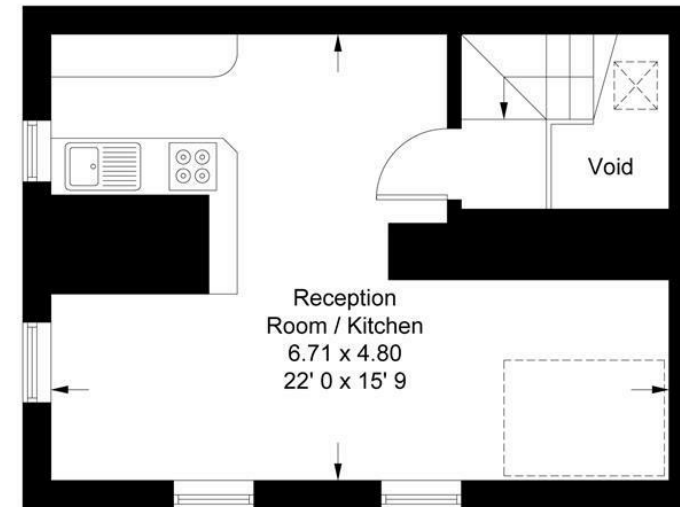
Reduced Headroom = 23 sq ft / 2.1 sq m

Total = 835 sq ft / 77.6 sq m



Third Floor
512 sq ft / 47.6 sq m

 = Reduced headroom below 1.5m / 5'0"



Fourth Floor
323 sq ft / 30 sq m
(Including Reduced Headroom / Excluding Void)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



