



Hepworth Court  
30 Gatliff Road, SW1W

CHESTERTONS



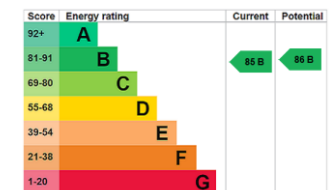


Situated within a riverside development with porter, this magnificent one bedroom that offers Lift access and a contemporary living and entertaining space with modern fixtures and fittings throughout. Grosvenor Water side is ideally located for a collection of pavement lined cafes, galleries and local conveniences along Pimlico Road which leads into Sloane Square for a more extensive range of upmarket designer retailers and restaurants.

There is a semi open plan kitchen with a breakfast bar and integrated appliances, one en suite plus guest cloakroom, comfort cooling, wood flooring, a large range of fitted wardrobes bedroom. Floor to ceiling windows in the living-room allow for the flat to exploit its west facing aspect to the greatest extent. The development provides residents with a 24 hour concierge service and there is a leisure suite with a well-equipped gym with spa facilities as well as a private parking space.

- One Bedroom
- Porter
- Lift Access
- West Facing Balcony
- New Build
- Air Cooling system
- No onward chain

Asking Price £795,000



**Tenure:** Leasehold 976 years (expiring 01/01/3002)  
**Service Charge:** £6,000 per annum  
**Ground Rent:** £1,200 per annum  
**Local Authority:** City of Westminster  
**Council Tax Band:** F

*Chestertons Knightsbridge & Belgravia Sales*

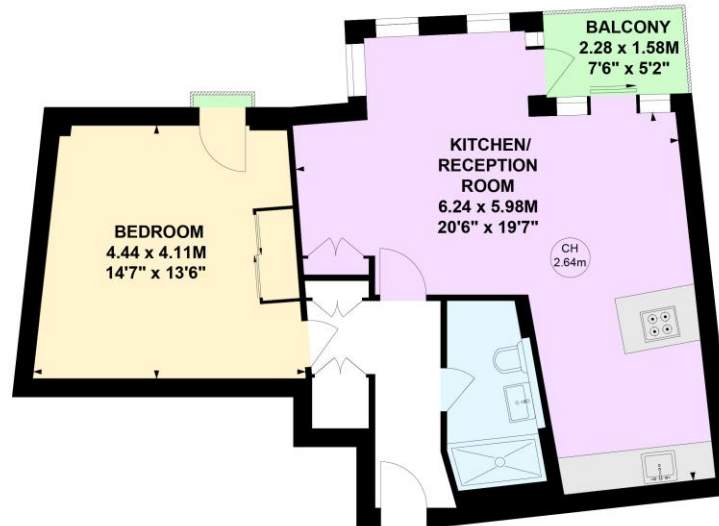
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# Hepworth Court, SW1W

Approximate gross internal area  
59.92 sq m / 645 sq ft

Key :  
CH - Ceiling Height



## Fourth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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