



## Woods House, Gatliff Road, London, SW1W

£549,999

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Enjoy living in a beautiful one-bedroom 485 sq ft apartment situated on the eighth floor in the exclusive Grosvenor Waterside development.

The apartment features a living room with an open plan fully equipped kitchen, a spacious bedroom with a built-in wardrobe, and a modern bathroom. Further benefits include a lift, plenty of storage, and a Juliette balcony with views of River Thames, Chelsea Bridge and communal gardens

Grosvenor Waterside offers a 24-hour concierge service and is conveniently located near Sloane Square and Victoria stations.

### Floor Area

485 sq. ft.

### Tenure

Leasehold

### Service Charge

£4123.56 per annum

### Ground Rent

£Included in the service charge per annum

- QUOTE REF AR0255
- Eighth floor with lift access
- Juliette balcony with River views
- Grosvenor Waterside development
- Modern one bedroom flat
- 24-hour concierge
- Located near Sloane Square and Victoria stations
- On-site Gym and Spa (Payable)



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APPROX. GROSS INTERNAL AREA: 45.1 m<sup>2</sup> ... 485 ft<sup>2</sup>



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



All attempts have been made to ensure the accuracy of this floor plan. All measurements of doors, windows, opening directions, room measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for display purposes only and not to scale. The total floor area is not a guarantee, should be used as an approximation and not be used on the basis of valuation.