

£450,000 Leasehold

Woods House, 7 Gatliff Road, London SW1W 8DE



- Fourth Floor (building has a lift)
- Juliette Balcony
- Close to Chelsea Bridge
- Short Walk to Sloane Square
- Approx. 503 Sqft Gross Internal Area
- Overlooks Communal Garden
- Part of Grosvenor Waterside Development
- Victoria Station within Easy Reach

GENERAL DESCRIPTION

Woods House is part of Grosvenor Waterside, near the River Thames. Just to the south, over Chelsea Bridge, are the green spaces, sports facilities and boating lake of Battersea Park while to the north lie Sloane Square and Victoria. The development has a concierge and well maintained communal grounds including an attractive courtyard which this apartment overlooks. Internally the property features an open-plan kitchen/reception room which extends almost twenty five foot. There is a good-sized bedroom with fitted wardrobe and a simple, white tiled bathroom. Well insulated walls, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating.

Tenure: Leasehold (125 years from 18/03/2009).

Service Charge: £311.39 per month (subject to annual review).

Water Charge: £29.98 per month (subject to annual review).

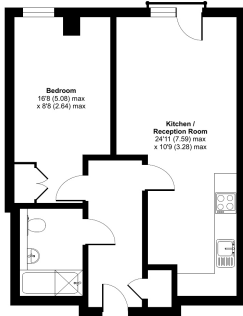
Council Tax: Band D, Westminster City Council.

Please Note: This property is currently part-owned by A2Dominion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.



Gatloff Road, London, SW1W
Approximate Area = 503 sq ft / 46.7 sq m
For identification only - Not to scale



Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential) - 1st Edition

DIMENSIONS

FOURTH FLOOR

Entrance Hall

Reception

24' 11" max. x 10' 9" max. (7.59m x 3.28m)

Kitchen

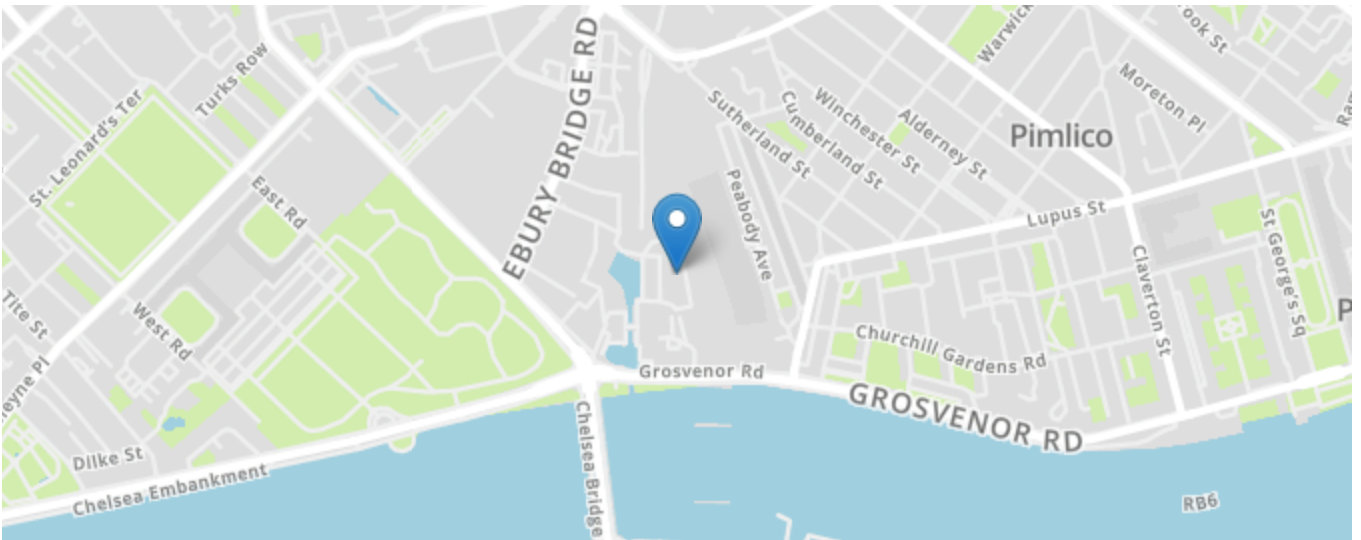
included in reception measurement

Bedroom

16' 8" max. x 8' 8" max. (5.08m x 2.64m)

Bathroom

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



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.