

£470,000 Leasehold

Woods House, 7 Gatliff Road, London SW1W 8DE



- Third Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Part of Grosvenor Waterside Development
- Victoria Station within Easy Reach
- Approx. 483 Sqft Gross Internal Area
- Juliette Balcony Overlooking Communal Garden
- Close to Chelsea Bridge
- Short Walk to Sloane Square (Circle/District line)

GENERAL DESCRIPTION

This smartly-presented apartment is on the third floor and has a Juliette balcony which provides a delightful view of the verdant communal garden. The kitchen is attractive and open-plan, there is a spacious bedroom and a sleek, fully-tiled bathroom. Well insulated walls, modern double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. Woods House is part of the Grosvenor Waterside development located near the 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. Both the block and wider development are very well maintained and make for an extremely desirable property.

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

Service Charge: £326.84 per month (subject to annual review).

Heating Charge: £39.83 per month (subject to annual review).

Water Charge: £23.74 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. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. 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.

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Reception

25' 0" max. x 10' 4" max. (7.62m x 3.15m)

Kitchen

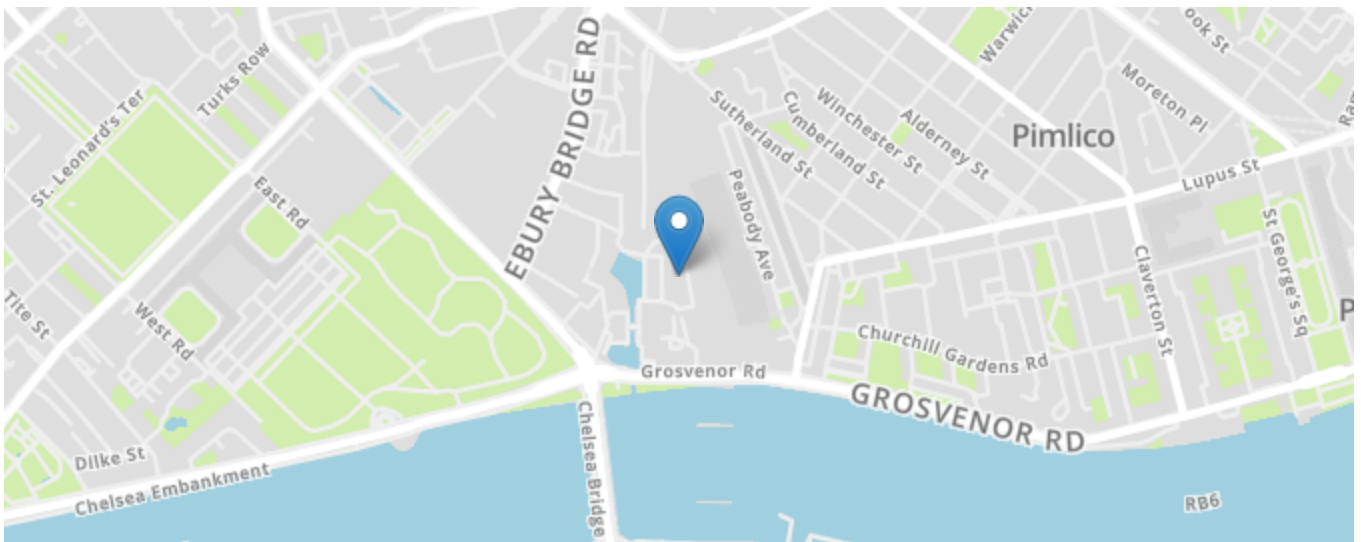
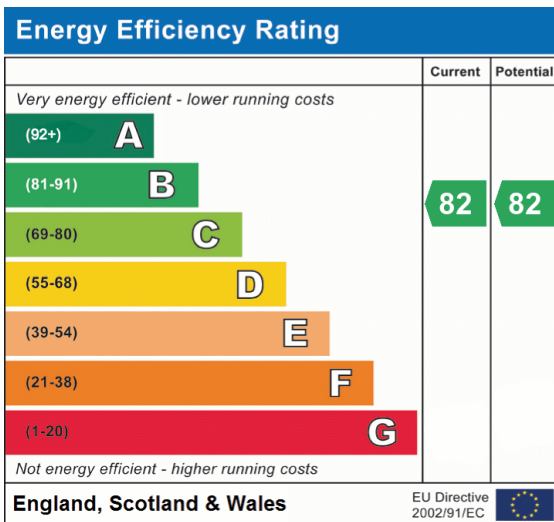
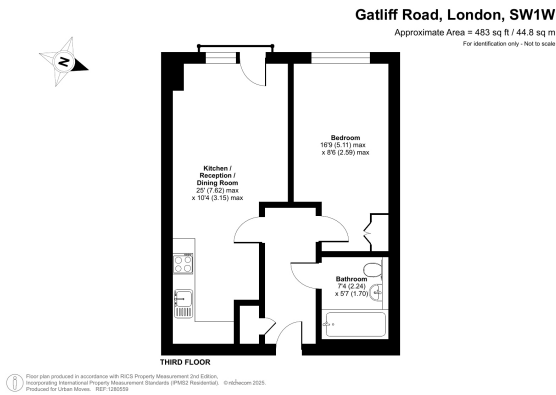
included in reception measurement

Bedroom

16' 9" max. x 8' 6" max. (5.11m x 2.59m)

Bathroom

7' 4" x 5' 7" (2.24m x 1.70m)



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.