



Cubitt Building, 10 Gatliff Road  
London SW1W

GARTON JONES.COM



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## £470,000

A bright and well-presented studio apartment for sale, of approx. 346sq.ft (32.11sq.m) in Cubitt Building on the Grosvenor Waterside development which is located close to the banks of the River Thames by Chelsea Bridge and Battersea Park. The apartment has open plan living with high ceilings and a wall mounted pull down double bed, there are floor to ceiling windows with a modern integrated kitchen, a luxury bathroom suite, storage including a utility cupboard and fitted wardrobes and wood flooring.

24 HOUR CONCIERGE, GYM & SPA. On-site Sainsbury's Local, coffee shop and private kids club. SLOANE SQUARE & VICTORIA station with Gatwick Express are within walking distance.

Available via Garton Jones on-site office at Grosvenor Waterside (underneath Bramah House).

Lease: 999 years from January 2003

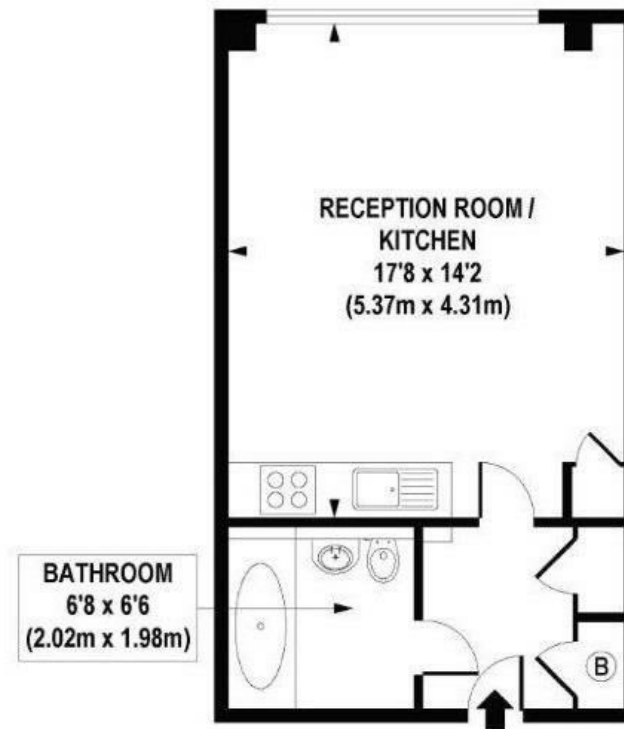
Service Charge: £1,290 per half year (2020/21)

Ground Rent: £623.19 for 2019.

EPC certificate available on request.

- 346sq.ft (32.11sq.m)
- Open Plan Living
- Kitchen with Miele Integrated Appliances
- Modern Bathroom
- 24 Hour Concierge
- Lift
- Residents Gym & Leisure Facilities
- Close to Local Shops, Bars & Restaurants
- Walking Distance to Victoria Station and Sloane Avenue





FIFTH FLOOR

APPROXIMATE GROSS INTERNAL AREA 346 sq. ft / 32.11 sq. m

