



A BRIGHT TWO-BEDROOM FLAT WITH THE BENEFIT OF A WEST-FACING BALCONY

BRAMAH HOUSE, GATLIFF ROAD, LONDON SW1

Guide Price £1,325,000, Leasehold

- Two well-proportioned bedrooms (one en suite)
- Open-plan kitchen/reception area
- Access to balcony from reception and the master bedroom
- Lift
- Ideally located

Knightsbridge Flats

William Hughes-Ward
william.hughesward@savills.com
+44 (0) 20 7581 5234

savills.co.uk

Description

This light well-presented fifth floor flat features a well-appointed open-plan kitchen/reception room, with modern fixtures including a double sink, leading to sliding doors which provide access to the balcony. There are two well-proportioned bedrooms, with the larger bedroom also boasting access to the balcony, as well as an en suite bathroom and built-in storage. In addition, there is also a shower room, a lift, a parking space, extra storage space throughout and views of the marina below. Other amenities include a 24 hr concierge service and gym facilities, and the development is home to a branch of Purple Dragon, London's famous family members club.

Tenure

Leasehold (approximately 982 years remaining)

Local Area

The property is 0.7 miles from Sloane Square (District and Circle Line) and 0.8 miles from Victoria (Victoria Line, Southern and South Eastern trains with direct access to Gatwick Airport). A short distance from Chelsea and Belgravia, the area is home to many of London's finest art galleries, restaurants and hotels. The hustle and bustle of the world famous Kings Road is easily accessible and the green open space of Battersea park is just 0.6 miles away *

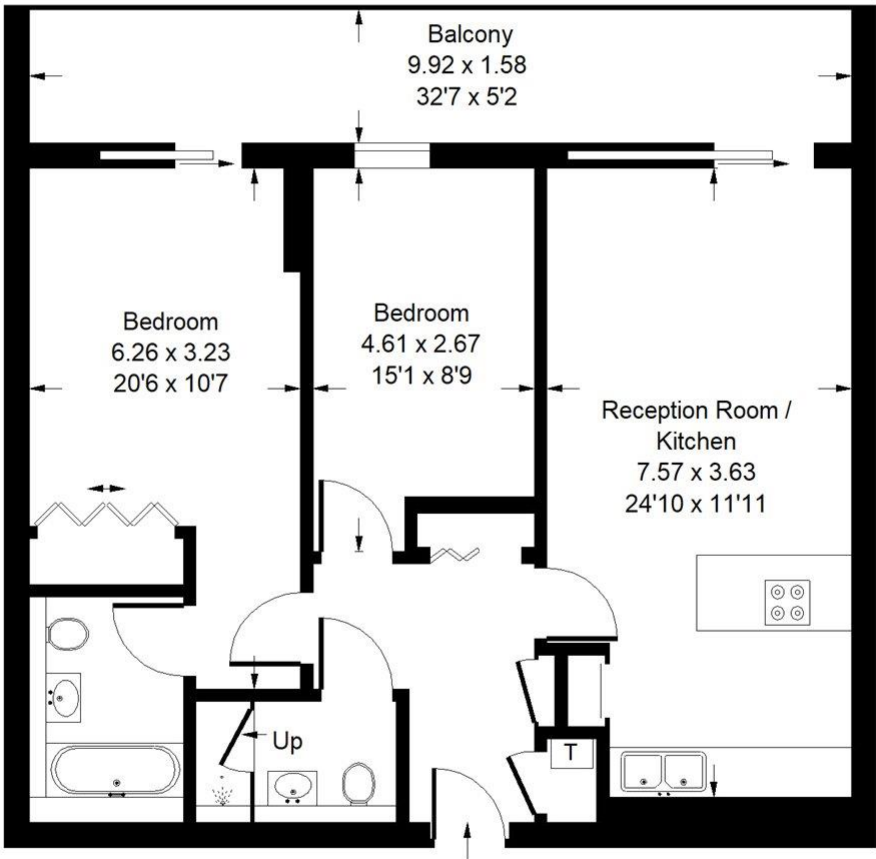
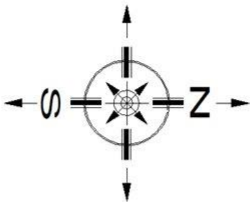


FLOORPLANS

Gross internal area: 824 sq ft, 76.6 m²

Bramah House, SW1

Approx. Gross Internal Area
76.6 sq m / 824 sq ft



Fifth Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		