



## A WELL APPOINTED ONE BEDROOM APARTMENT

CUBITT BUILDING, GATLIFF ROAD SW1W

**Leasehold**

Double Bedroom ♦ Open plan reception room ♦ Fully fitted kitchen ♦ Bathroom ♦ Two balconies ♦ 24 hour concierge ♦ Gym and spa facilities ♦ Parking space ♦ EPC rating = C

### Situation

The Grosvenor Waterside development is located moments from Sloane Square (District and Circle Line) and Victoria (Victoria Line, Southern and South Eastern trains with direct access to Gatwick Airport).

Situated within easy walking distance of Chelsea and Belgravia, the areas are home to many of the capital's finest shops, art galleries, restaurants and hotels. The hustle and bustle of the world famous Kings Road is easily accessible.

Famed for historical landmarks such as The Royal Hospital, one can still escape down the hidden side streets and find charming village like squares such as Chelsea Green, which is packed with delicious delis and brilliant boutiques.

### Description

A well appointed furnished one bedroom apartment in the popular Grosvenor Waterside development. The apartment offers an open plan reception room, smart kitchen, two balconies, double bedroom and luxury bathroom. Residents benefit from 24 hour concierge, an underground parking space for one car, adjacent bike storage rack, and a leisure suite with gym and spa facilities. There are also additional on-site shops, restaurant and a private kids club.

### Viewing:

Strictly by appointment with Savills

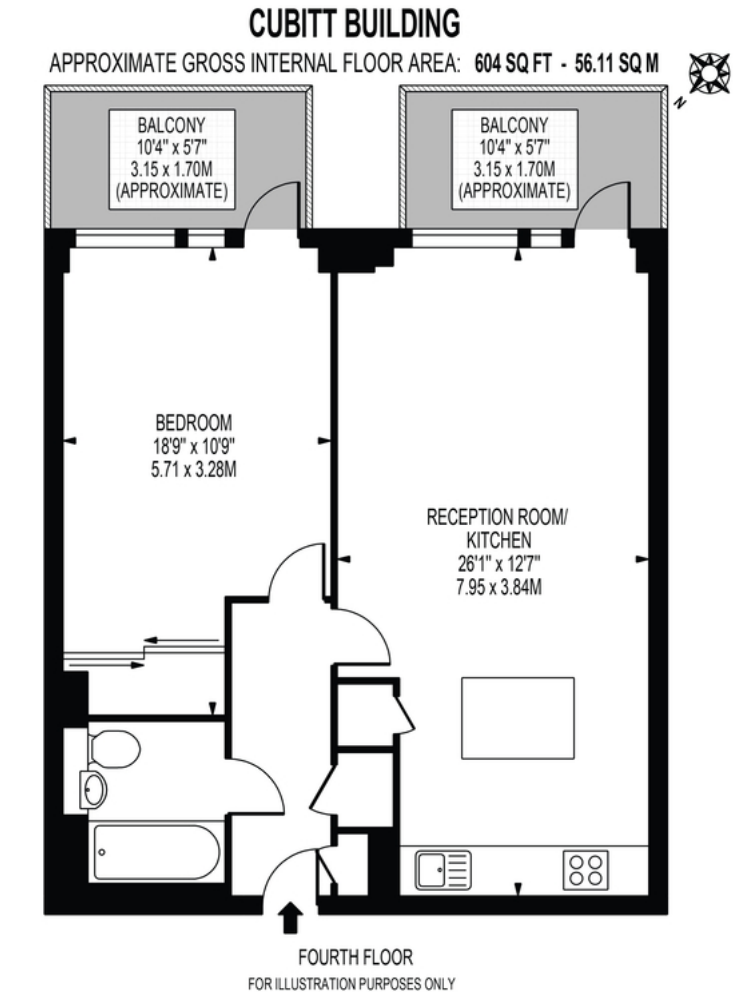


**Savills Waterfront**  
waterfrontlondon@savills.com  
**020 8877 4823**

**savills.co.uk**



**savills**



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Important notice: Savills, their clients and any joint agents give notice that **1:** They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. **2:** Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 81028031 Job ID: 122408

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Savills Waterfront  
waterfrontlondon@savills.com  
020 8877 4823

savills.co.uk