



## Gatliff Road, London, SW1W

This apartment offers contemporary, open plan living with private underground parking in a highly desirable location. Comprising two double bedrooms and two bathrooms the property also includes a private balcony, 24-hour security, concierge, lift access and exclusive residents' amenities.

The on-site gym, spa, sauna and steam room are for residents only and property features also include underfloor heating and comfort cooling with excellent energy efficiency. Wood flooring and integrated appliances compliment the open plan design.

The principal bedroom offers built-in storage and an en-suite bathroom with bath and rainfall shower head. The second double bedroom offers balcony access and a second bathroom benefits from a walk-in shower.

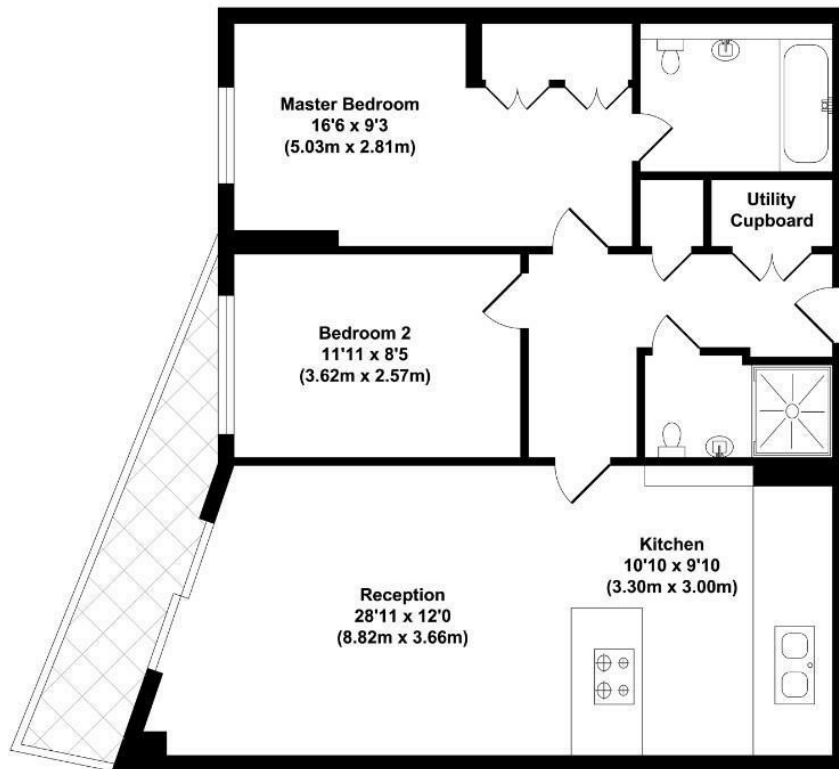
Situated moments from the River Thames and walking distance to Sloane Square, Chelsea's restaurants, coffee shops and designer stores are all within easy reach.

Approximately 45 minutes from Heathrow and just 30 minutes to Gatwick Airport from Victoria Train Station. The District, Circle and Victoria Tube lines also allow for quick access to the West End and the city.

The development features eight buildings arranged around the impressive inner canal and outer Grosvenor Dock, with the lock system and swing bridge forming a peaceful focal point adjacent to picturesque Chelsea Bridge.

- Residents' gym, sauna and steam room
- Underfloor heating and comfort cooling
- Moments from the River Thames
- Includes Lift, concierge and private parking
- 24-hour security and CCTV
- Miele appliances and excellent Storage
- Perfectly positioned luxury apartment

**Asking price £1,200,000**



## TOTAL APPROX FLOOR AREA 776.50 SQ. FT. (AREA 72.14 SQ. M)

whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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