



Hepworth Court Gatliff Road,  
Grosvenor Waterside, SW1W

Offers In Excess Of £2,250,000, Leasehold

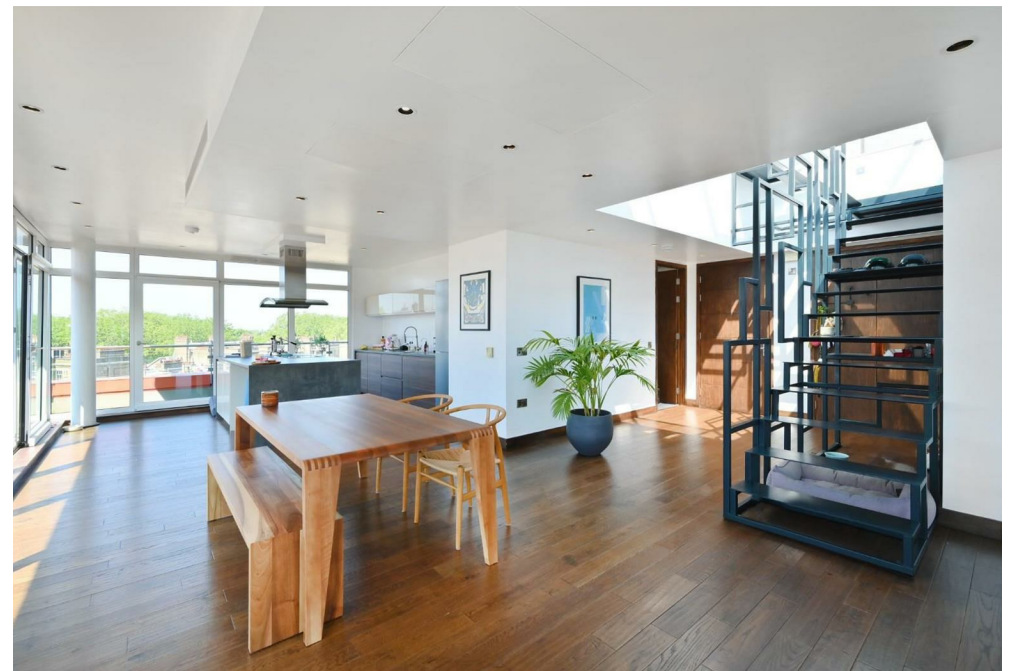
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35 Berkeley Square, Mayfair, London, W1J 5BF





## Description

A bright and spacious 3 double bedroom duplex penthouse apartment of approx. 1,691sq.ft (157 sq.m) arranged over the 7th & 8th floors of Hepworth Court, Grosvenor Waterside, a popular residential development surrounding the former Grosvenor dock by Chelsea Bridge.

There is a feature staircase leading you to a huge private terrace of approx. 1240sq.ft (115.2sq.m) which is perfect for entertaining and which enjoys far reaching panoramic views including the River Thames and Battersea Power Station. This apartment has a fabulous triple aspect open plan reception and dining room with full width floor to ceiling windows and access to a wrap around terrace. There is a smart kitchen with a breakfast bar and Miele integrated appliances, 3 luxury bathrooms (2 en-suite), comfort cooling, wood flooring, secure underground parking and good storage including a utility cupboard housing a washer dryer, fitted wardrobes to bedroom 2 and a walk in wardrobe to the master bedroom.

The development provides 24 hour concierge service, leisure suite with a well-equipped gym with spa facilities. You will also be within very easy reach of Sloane Square and the excellent transport links of Victoria including the Gatwick Express service are close by.

## Key Features

- DUPLEX PENTHOUSE
- PARKING
- BALCONY
- RESIDENTS GYM
- CONCIERGE
- 7/8 TH FLOOR WITH LIFT
- 1249 sqft / 115 sqm TERRACE
- SAUNA / STEAM

## Terms

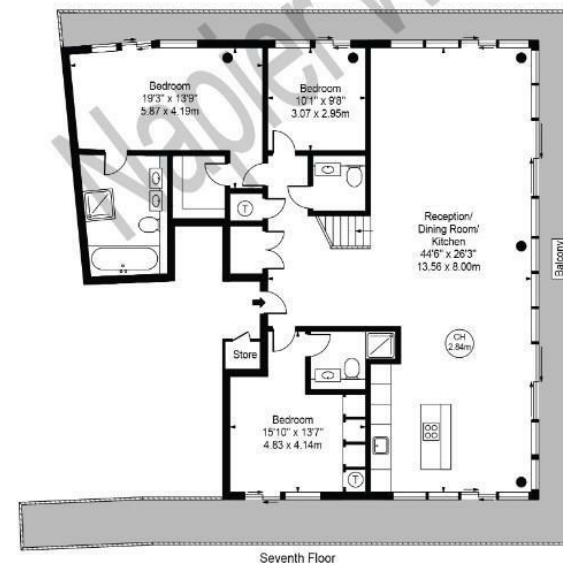
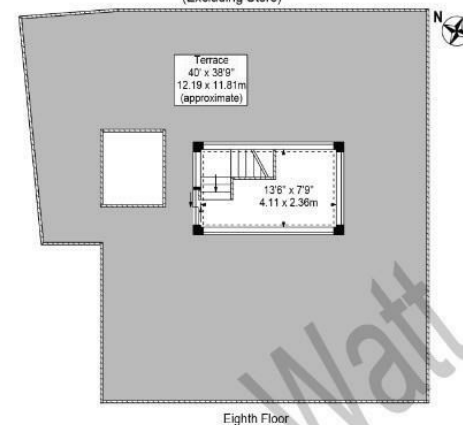
Leasehold : 999 years from 1 January 2003 ie 971 years

Ground Rent : £1,947 pa rising

Service Charge : £6913 INC reserve fund per half year

Council Tax : G Westminster

**Hepworth Court**  
Approx. Gross Internal Area 1691 Sq Ft - 157.10 Sq M  
(Excluding Store)



For Illustration Purposes Only - Not To Scale

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: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.