



Gatliff Road, Moore House, SW1W

£2,000,000 guide



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Property Description

“Please sir, can I have some Moore?” When Oliver Twist famously asked this in Charles Dicken’s seminal novel, people thought he wanted porridge- NO! He wanted this superb flat in Moore House, Grosvenor Waterside, next to Chelsea Barracks. He was 177 years ahead of his time, as it wasn’t until 2014 that this market leading development with 24 hour concierge, 2 parking spaces, large balcony, 4 Lifts, underfloor Heating, Air Cooling, 3 bedrooms, 2 bathrooms (1 en-suite). This 4th floor apartment has a corner position and south facing balcony. It oozes quality throughout and is moments from the River, Belgravia and Sloane Square.

The development has a state of the art gym, spa and nursery. You will never want to leave but if you do, you will find yourself in the best shops and restaurants London has to offer.



Key Features

- ✓ Under floor heating throughout. Fully recessed whole apartment ventilation system air cooling in living rooms and bedrooms
- ✓ One parking space
- ✓ State of the art spa and gym (www.grosvenorwatersidespa.co.uk)
- ✓ 4 X 13 person passenger lifts
- ✓ 24 hour concierge
- ✓ 24 hr estate security with CCTV monitoring and video entry-phone



Bedrooms



Master Bedroom with Ensuite
14' 0" x 12' 0" (4.27m x 3.66m)

Bedroom 2

14' 9" x 10' 3" (4.5m x 3.12m)



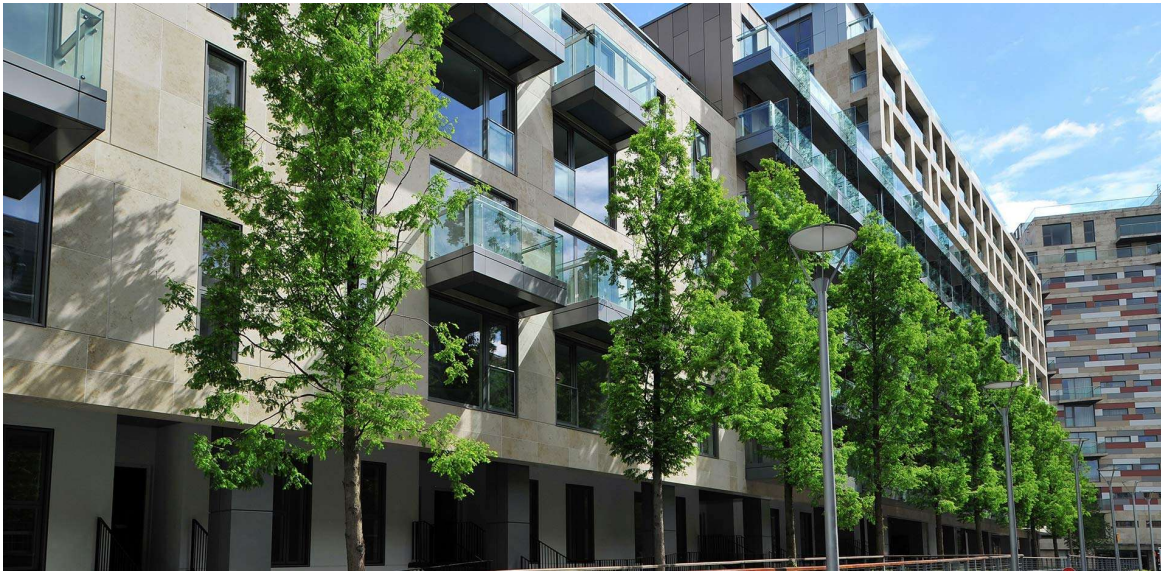
Bedroom 3 or Office

12' 9" x 10' 3" (3.89m x 3.12m)



South West Facing Balcony

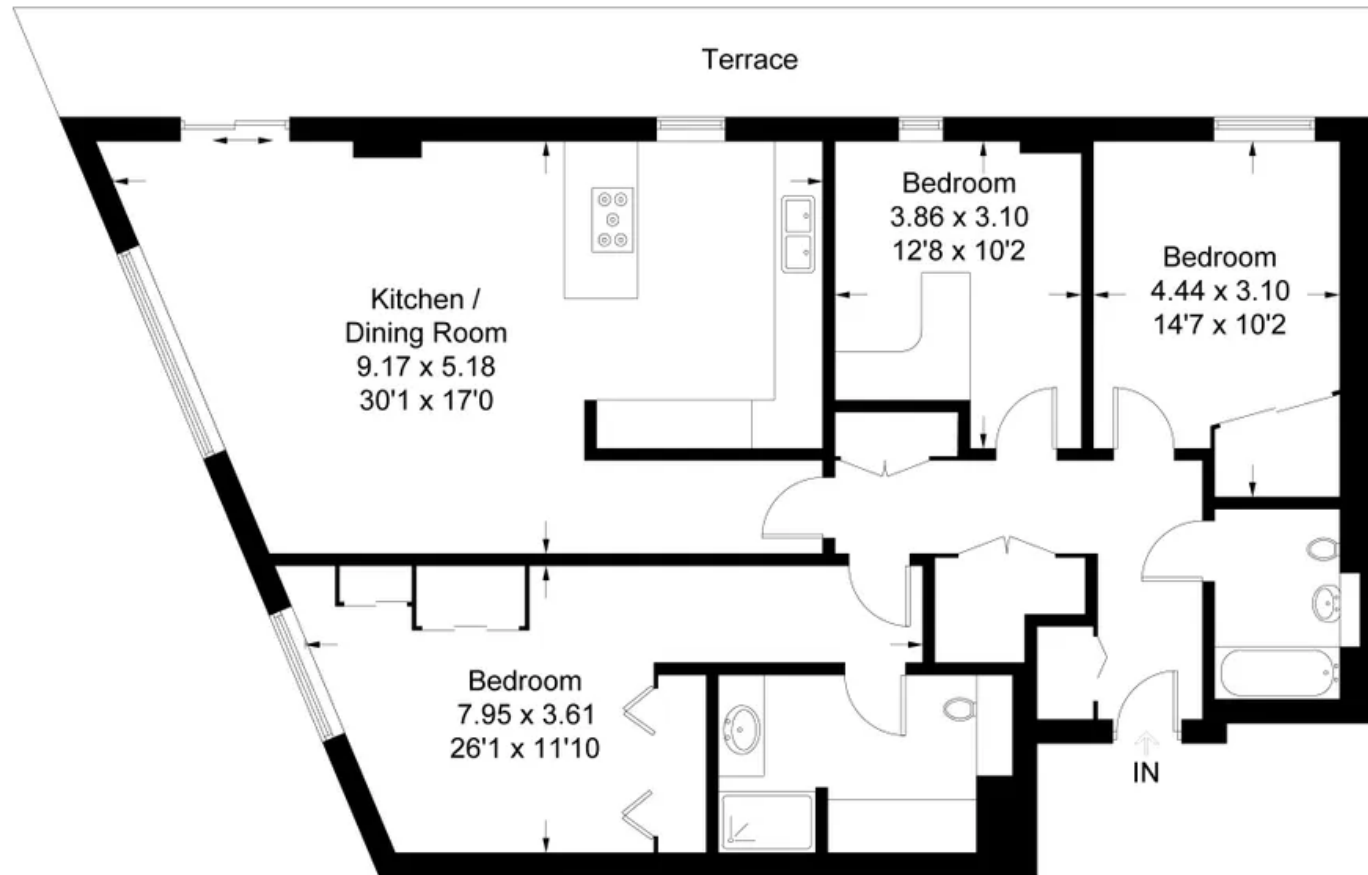




Site Plan

Grosvenor Waterside, SW1

Approximate Gross Internal Area = 116.6 sq m / 1255 sq ft



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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