



VIDEO TOUR



Moore House, London

Guide Price £1,650,000



“Please sir, can I have some Moore?”

“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 was created moments from the River, Belgravia and Sloane Square. The building includes a 24-hour concierge, three lifts, state-of-the-art gym, spa, cafe and famous nursery.

This modern second-floor apartment occupies a desirable corner position. It has a large balcony, three bedrooms, two bathrooms (one en suite), underfloor heating, and air conditioning throughout.

You will never want to leave, but if you do, you will find yourself in London's best shops and restaurants.









Key features

The apartment

- Open plan kitchen reception
- Three double bedrooms
- Two bathrooms (one en suite)
- Sunny terrace
- Under floor heating throughout
- Whole apartment ventilation system air cooling in living rooms and bedrooms
- One parking space

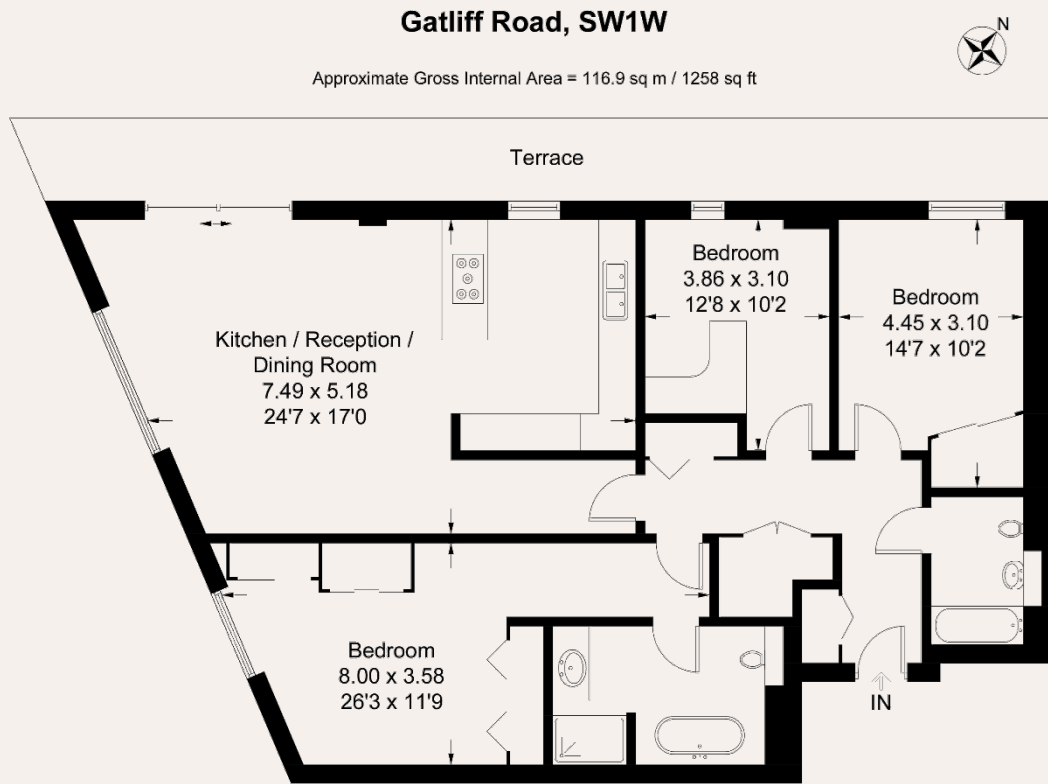
Building

- 3 x Lifts
- 24-hour concierge and security with CCTV monitoring and video entry-phone
- Gym / Spa facility (membership included as part of service fee)
- On-site Sainsbury's Local, coffee shop and famous private kids club



Plans

Location



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. www.london58.com © 2024 hello@london58.com

The Grosvenor Waterside development enjoys a prime location mere moments away from Sloane Square (District and Circle Line) and Victoria (Victoria Line, Southern and South- Eastern trains offering direct access to Gatwick Airport). Heathrow airport is just 45 min by tube and direct express bus to Stansted airport starts 10 min from development.

Nestled within easy walking distance of Chelsea and Belgravia, two of London's most coveted neighborhoods, and neighbouring Chelsea Barracks, residents have access to an array of upscale shops, art galleries, restaurants, and hotels. The vibrant energy of the renowned Kings Road, known for its 70s fashion scene and historical landmarks like The Royal Hospital, is easily within reach. For those seeking a quieter retreat, charming village-like squares such as Chelsea Green await exploration, boasting delightful delis and boutique shops tucked away down hidden side streets.

IMPORTANT NOTICE. KIRE, its 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 KIRE have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

EPC & Other Information

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Note: EPC shown expired 14 September 2021, new EPC survey conducted 13/05/2024 and pending release, please ask agent for updated details.

Tenure: Leasehold

Service Charges: Typically, ~£6,500 per annum (in recent year was £12,000 per annum due to one-off building cladding issue now resolved)

The service charge includes gym/spa membership, hot water for the property, both for showers/taps but also the under-floor heating.

Sinking Fund: A sinking fund exists; the balance is to be verified during conveyancing

Ground Rent: £1948.57 per annum

Lease – 999 years from 1 January 2003 (978 years unexpired)

Local Council: Westminster

Council Tax: Band G, £973.16 per annum 2024/2025



K I R E
KEEPING IT REAL ESTATE

5 Pond Street
London, NW3 5QT
+44 7941 555231
hello@kire.co.uk
www.kire.co.uk