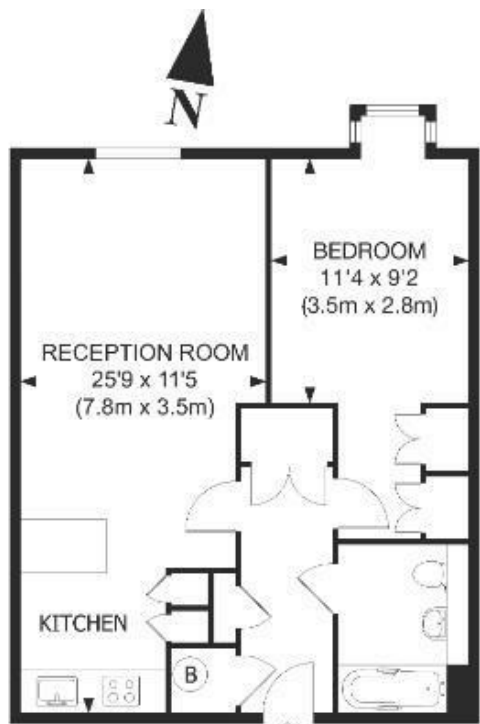




## Moore House , Grosvenor Waterside , Gatliff Road SW1W 8DT

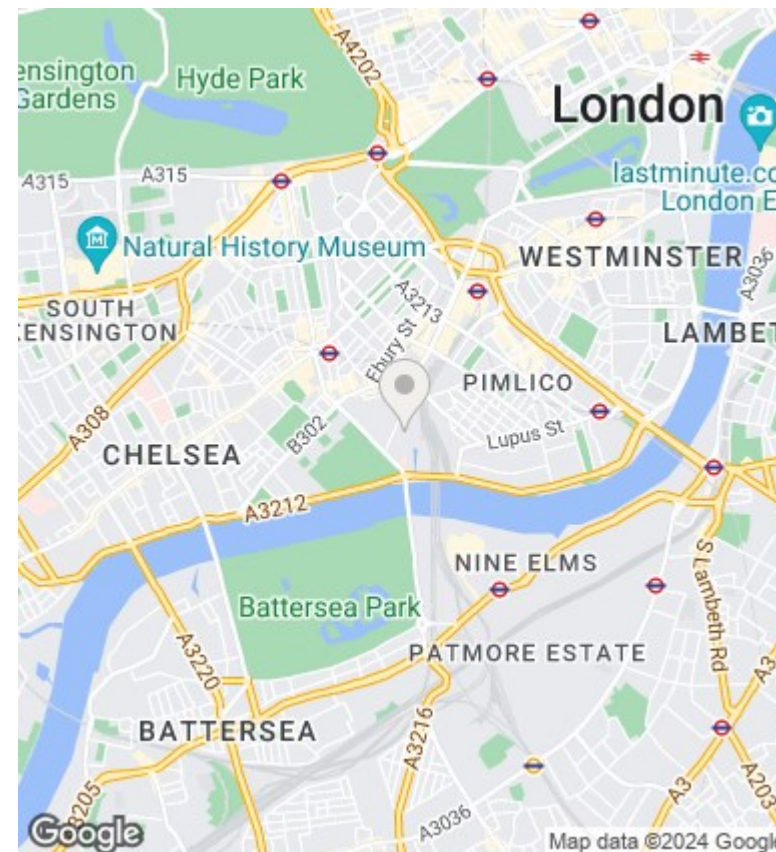
£715,000

- 24H CONCIERGE
- UNDER FLOOR HEATING
- MOMENTS AWAY FROM BATTERSEA PARK
- VIDEO VIEWING AVAILABLE
- WALKING DISTANCE TO SLOANE SQUARE , KINGS ROAD , KNIGHTSBRIDGE AND BELGRAVIA
- ONSITE RESTAURANT AND FOOD SHOOP
- RESIDENCE ONLY GYM AND SPA
- SHORT WALK TO TRANSPORT LINKS FROM SLOANE SQUARE AND VICTORIA



THIRD FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 540 SQ FT / 50 SQ M



### Viewings

Viewings by arrangement only.  
Call 02077225022 to make an appointment.

### Council Tax Band

### EPC Rating:

| Energy Efficiency Rating                           |                            | Current | Potential |
|--|----------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |         |           |
| (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>                                    |                            |         |           |
| <i>Not energy efficient - higher running costs</i> |                            |         |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |         |           |