

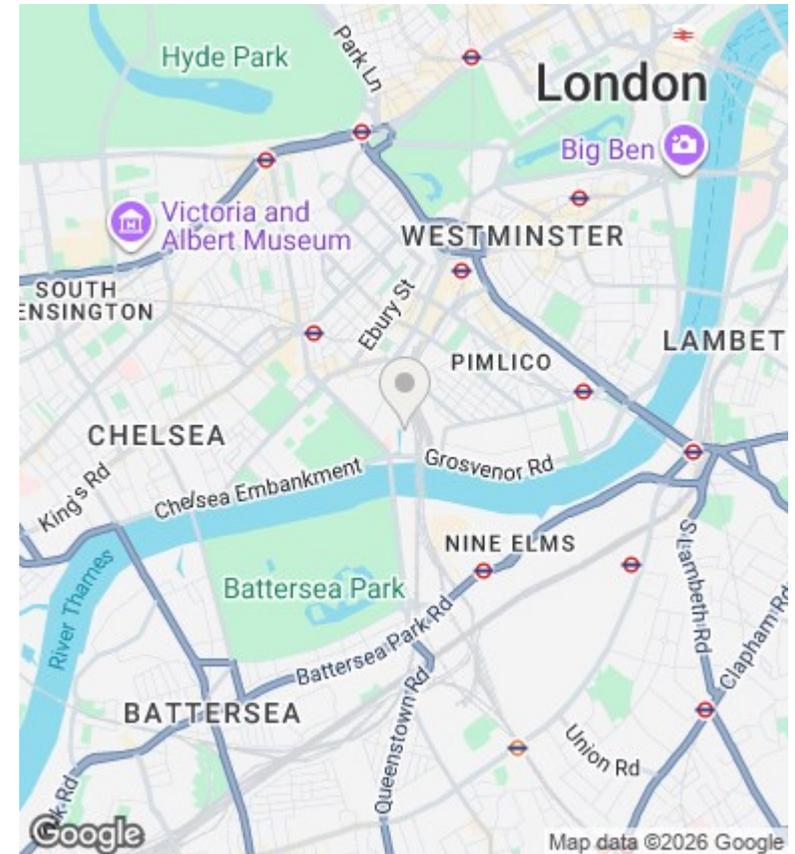


## Cubitt Building, Gatliff Road, Grosvenor Waterside, SW1W 8QL

£1,525,000

- 24/7 CONCIERGE
- 2 PRIVATE BALCONIES
- ALLOCATED PARKING SPACE
- WALKING DISTANCE TO BATTERSEA PARK
- VIDEO VIEWING AVAILABLE
- OVERLOOKING THE DOCK , RIVER AND CHELSEA BRIDGE
- WALKING DISTANCE TO SLOANE , SUQARE , VICTORIA AND BATTERSEA POWER STATION STATIONS
- 3 BEDROOM 3 BATHROOMS
- UNDER FLOOR HEATING AND AIR COOLING
- ONSITE FOOD SHOP , RESTAURANT AND PURPLE DRAGON

**CUBITT BUILDING**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1213 SQ. FT - 112.66 SQ M



**Viewings**

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

**Council Tax Band**

G

**EPC Rating:**

C

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>		72	75
(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 2002/91/EC	