

£125,000 Shared Ownership

Woods House, 7 Gatliff Road, London SW1W 8DE



- Guideline Minimum Deposit £12,500
- Third Floor (building has a lift)
- Part of Grosvenor Waterside Development
- Victoria Station within Easy Reach
- Guide Min Income Dual £66k | Single £76.2k
- Approx. 483 Sqft Gross Internal Area
- Close to Chelsea Bridge
- Short Walk to Sloane Square (Circle/District line)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £500,000. Applicants MUST currently live and/or work in the City of Westminster borough). This smartly-presented apartment is on the third floor and has a Juliette balcony which provides a delightful view of the verdant communal garden. The kitchen is attractive and open-plan, there is a spacious bedroom and a sleek, fully-tiled bathroom. Well insulated walls, modern double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. Woods House is part of the Grosvenor Waterside development located near the Thames. Just to the south, over Chelsea Bridge, are the green spaces, sports facilities and boating lake of Battersea Park while to the north lie Sloane Square and Victoria. Both the block and wider development are very well maintained and make for an extremely desirable property.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 18/03/2009).

Minimum Share: 25% (£125,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £917.88 per month (subject to annual review).

Service Charge: £326.84 per month (subject to annual review).

Heating Charge: £39.83 per month (subject to annual review).

Water Charge: £23.74 per month (subject to annual review).

Guideline Minimum Income: Dual - £66,000 | Single - £76,200 (based on minimum share and 10% deposit).

Council Tax: Band D, Westminster City Council. Applicants must be living or working in Westminster and should be registered with them.

[<https://www.homesforwestminster.co.uk/register>]

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Reception

25' 0" max. x 10' 4" max. (7.62m x 3.15m)

Kitchen

included in reception measurement

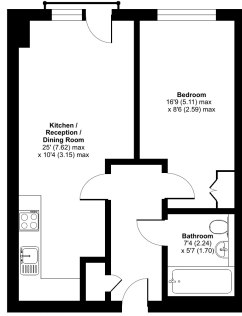
Bedroom

16' 9" max. x 8' 6" max. (5.11m x 2.59m)

Bathroom

7' 4" x 5' 7" (2.24m x 1.70m)

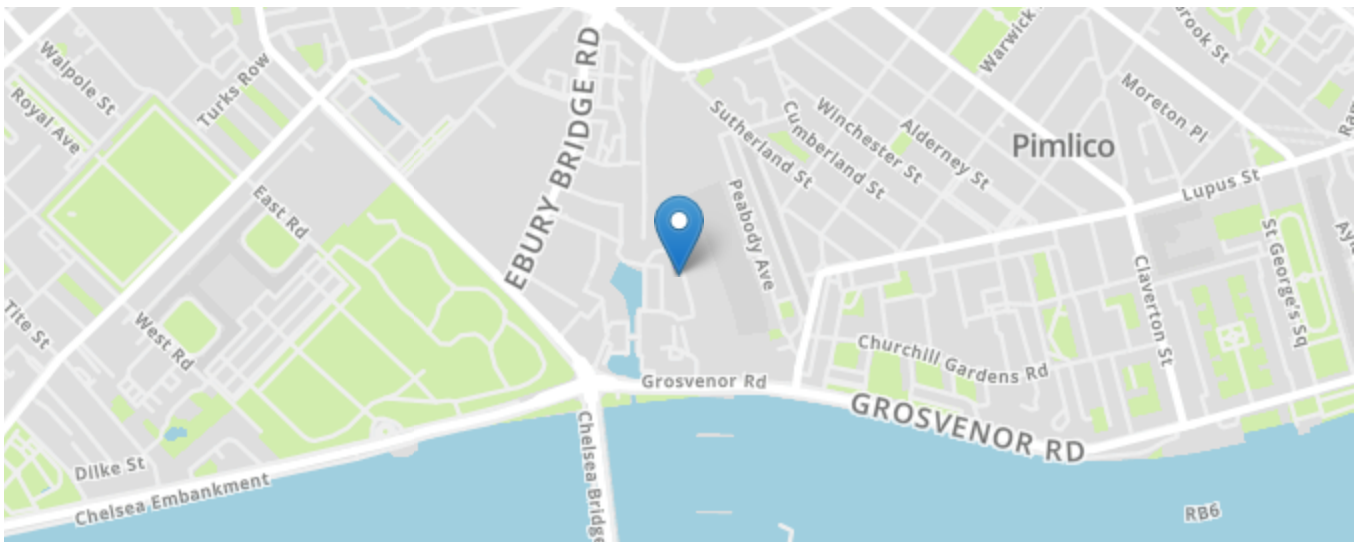
Gatloff Road, London, SW1W
Approximate Area = 483 sq ft / 44.8 sq m
For identification only - Not to scale



THIRD FLOOR

① Floor plan produced in accordance with RICS Property Measurement (2nd Edition), incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2025. Produced for Urban Moves. B2P1232255

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.