

£120,000 Shared Ownership

Woods House, 7 Gatliff Road, London SW1W 8DF



- Guideline Minimum Deposit £12,000
- Ninth Floor with Juliette Balcony
- Close to Chelsea Bridge
- Victoria Station within Easy Reach
- Guide Min Income Dual £64.3k | Single £74.3k
- Approx. 488 Sqft Gross Internal Area
- Part of Grosvenor Waterside Development
- Short Walk to Sloane Sq (Circle/District line)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £480,000). A great opportunity to buy a shared-ownership property in this spectacular location. Woods House is part of the Grosvenor Waterside development near the Thames. Just south of the river are the green spaces and boating lake of Battersea Park while to the north lie Sloane Square and Victoria. This apartment is on the ninth floor and features an open-plan kitchen and reception with Juliette balcony with a partial view of the river and Chelsea Bridge. There is a fitted wardrobe in the bedroom and a simple, modern bathroom. The building has been constructed to high energy-efficiency standards with heating and hot water supplied from a communal system. Woods House has a communal garden, at first floor level, and the wider development includes an attractive water feature. The property is offered chain-free.

Housing Association: A2Dominion.

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

Minimum Share: 25% (£120,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £903.12 per month (subject to annual review).

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

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

Heating Charge: 39.82 per month (subject to annual review).

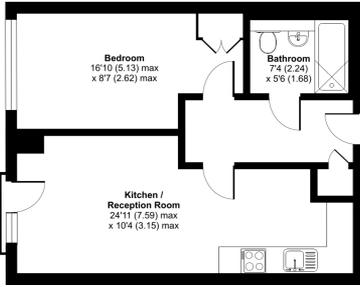
Guideline Minimum Income: Dual - £64,300 | Single - £74,300 (based on minimum share and 10% deposit).

Council Tax: Band D, Westminster City Council. Priority is given to applicants living and/or working in this local authority.

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.

Gatloff Road, London, SW1W

Approximate Area = 488 sq ft / 45.3 sq m
For identification only - Not to scale



NINTH FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. ©rdhcom2025. Produced for Urban Moves. REF: 1262093

DIMENSIONS

NINTH FLOOR

Entrance Hall

Reception

24' 11" max. x 10' 4" max. (7.59m x 3.15m)

Kitchen

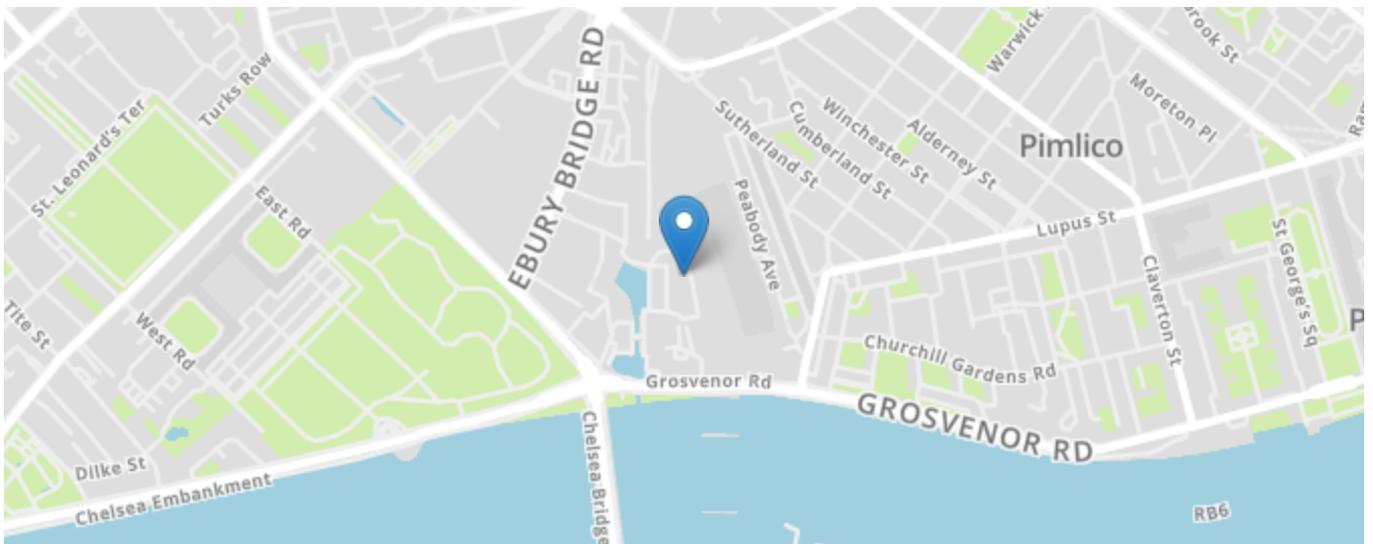
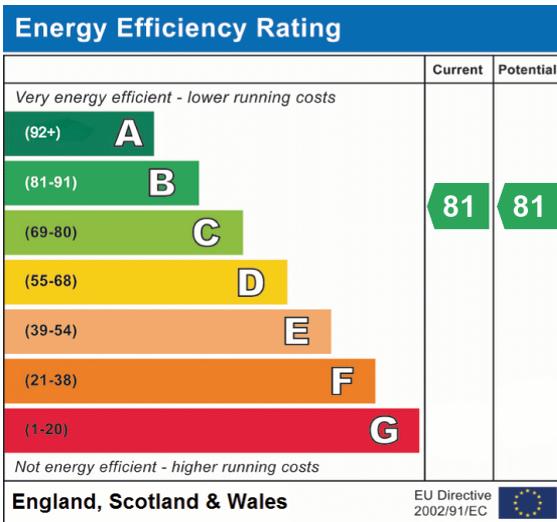
included in reception measurement

Bedroom

16' 10" max. x 8' 7" max. (5.13m x 2.62m)

Bathroom

7' 4" x 5' 6" (2.24m x 1.68m)



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.