



# RUTLAND GATE

KNIGHTSBRIDGE SW7



# AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM, TWO BATHROOM APARTMENT ON ONE OF KNIGHTSBRIDGE'S MOST SOUGHT AFTER GARDEN SQUARES



Situated within a fine white stucco building, with its own private entrance this bright and thoughtfully designed apartment offers over 1,000 sq ft of accommodation along with the added benefit of a private patio garden.



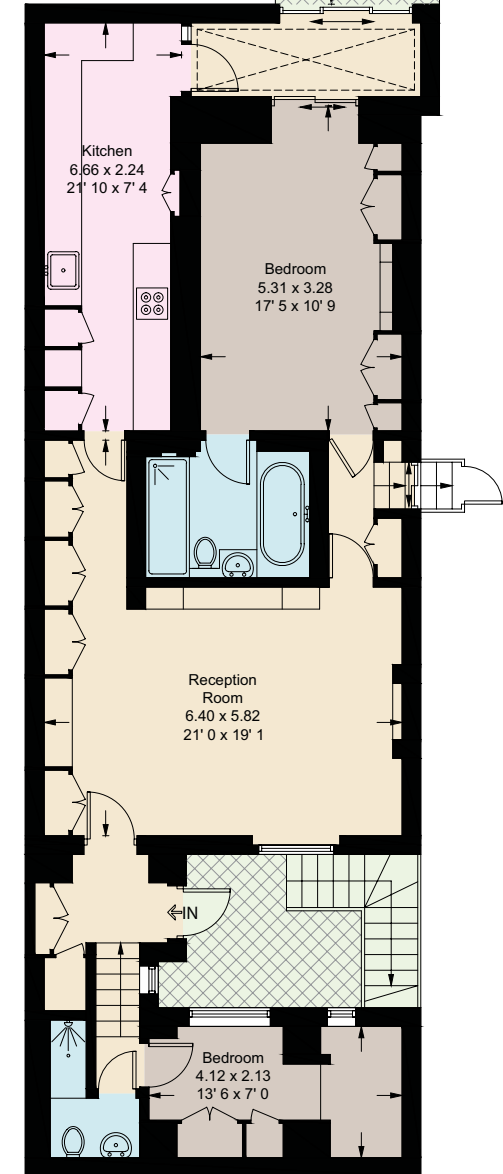
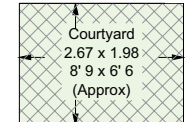
Rutland Gate is a prime Knightsbridge garden square adjacent to Hyde Park and within a short walk to Harrods and all the amenities that this prestigious area has to offer.



## ACCOMMODATION AND AMENITIES

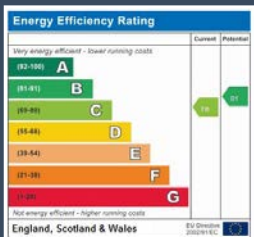
- Master Bedroom with En Suite Bathroom
- Further Bedroom
- Shower Room
- Reception Room
- Kitchen
- Patio Garden

APPROXIMATE GROSS  
INTERNAL AREA  
1,034 sq ft / 96.1 sq m



## LOWER GROUND FLOOR

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice



## TERMS

Price: £1,275,000  
Leasehold with 124 years remaining  
Service Charges: £2,780 per annum  
Ground Rent: £375 per annum



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