



RUTLAND GATE

KNIGHTSBRIDGE SW7

This voluminous one bedroom flat is situated on the ground floor in this sought after garden square. The property consists of a principal bedroom with en suite bathroom situated at the rear of the building overlooking the quiet enclave of Gate Mews, separate WC, reception room with dining area and a fully fitted kitchen.

Located at the top of Rutland Gate, the property is perfectly positioned for access to Knightsbridge, Harrods, Brompton Road and Sloane Street and also a few moment's walk to the vast open spaces of Hyde Park.



FEATURES

Bedroom With Ensuite Bathroom • Separate WC • Reception Room With Dining Area • Kitchen

APPROXIMATE INTERNAL AREA

1,056 sq ft/ 98 sq m

Including limited use area
28 sq ft/ 3 sq m

This floorplan is for GUIDANCE ONLY
and NOT FOR VALUATION purposes.

PRICE: £1,885,000

TENURE: Share of
Freehold With 972 Years
Remaining

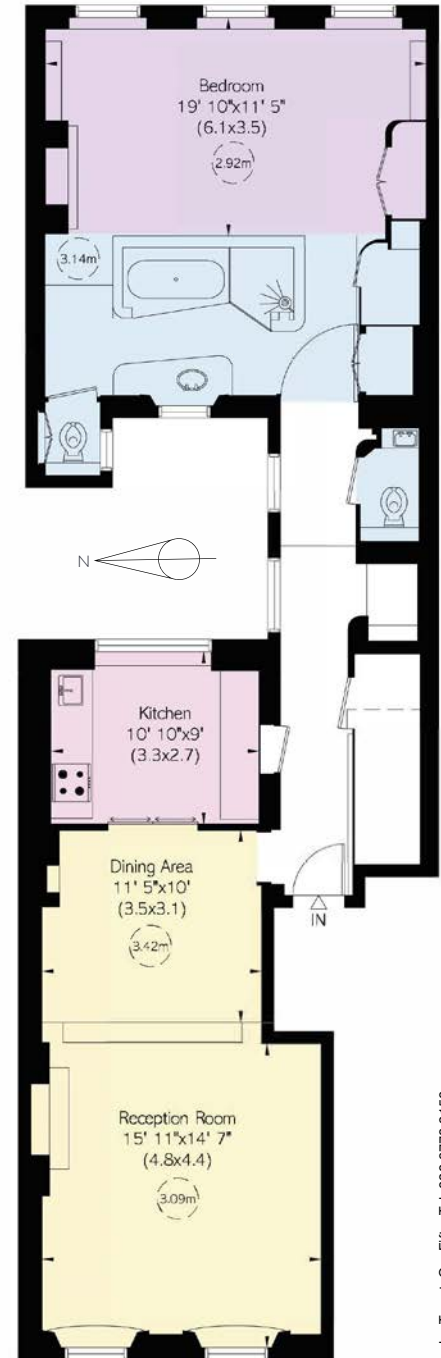
SERVICE CHARGE:
£3,000 per annum

Energy Efficiency Rating		Current	Potential
(82+)	A		
(61-81)	B		80
(39-60)	C		
(15-40)	D	65	
(7-14)	E		
(2-6)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/ tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.



nicolasvanpatrick.com



GROUND FLOOR