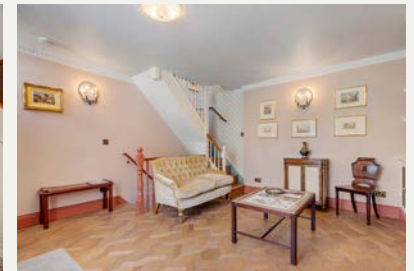




# RUTLAND STREET



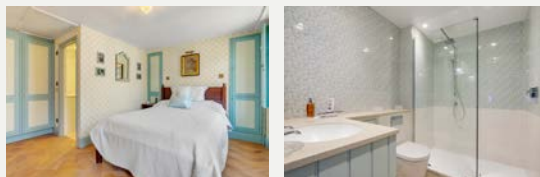
KNIGHTSBRIDGE SW3



A small freehold period cottage set within a terrace of attractive similar cottages and is located in prime 'Knightsbridge village'. The property which is set over three floors has been fully refurbished throughout and comprises living room on the ground floor, bedroom with en suite bathroom on the top floor and kitchen dining room and WC on the lower ground floor.

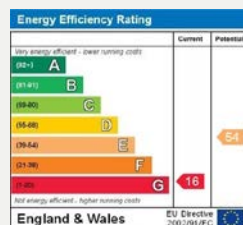
Rutland Street itself is very quiet yet it is located close to the Brompton Road with its internationally renowned shops and restaurants. Harrods is only a short walk away as is Hyde Park.

**BEDROOM WITH ENSUITE BATHROOM • RECEPTION ROOM**  
**KITCHEN/DINING ROOM • GUEST WC • UTILITY ROOM • GARDEN**



**PRICE £1,395,000**  
**TENURE Freehold**

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.

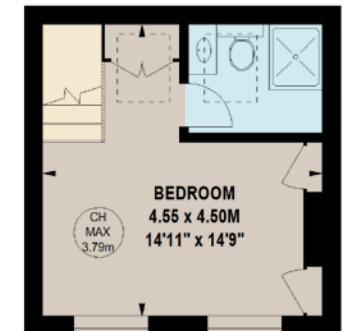


[www.nicolasvanpatrick.com](http://www.nicolasvanpatrick.com)

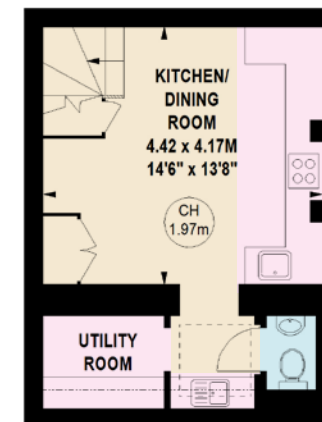
**APPROX. GROSS INTERNAL AREA**  
**744 SQ FT / 69.12 SQ M**



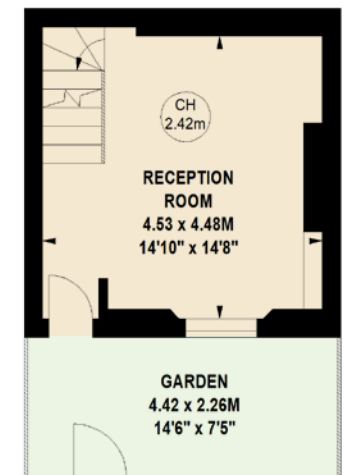
Key :  
 CH - Ceiling Height



**FIRST FLOOR**  
**227 SQ FT**



**LOWER GROUND FLOOR**  
**298 SQ FT**



**GROUND FLOOR**  
**219 SQ FT**

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