



RUTLAND GATE KNIGHTSBRIDGE SW7
£12,000 PER WEEK AVAILABLE 07/02/2024



Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Rutland Gate Knightsbridge SW7

£12,000 Per Week
Furnished

 **6 Bedrooms**
 **4 Bathrooms**
 **3 Receptions**

Features

- Four Double Bedrooms, - Two Single Bedrooms, - Three Entertaining Spaces, - Private Decked Terrace, - Air-Conditioning, - Council Tax Band H

Council Tax

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Hamptons

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{ A FANTASTIC SIX BEDROOM HOME WITH PRIVATE DECKED TERRACE

The Property

A recently refurbished six bedroom apartment offering an abundance of entertaining space and arranged over three floors with wonderful views over the gardens to the rear of the building. On the Lower Ground Floor are three double bedrooms (one with en suite bathroom), single bedroom with en suite bathroom, further family bathroom and a lovely family TV room with light well. To the Ground floor is a formal reception area with separate dining area for eight people and leading to a further large conservatory with an abundance of natural light and inviting you, by way of by folding doors, to a truly impressive decked terrace with range style BBQ and outdoor shower. The kitchen is well located on the ground floor servicing all of the entertaining space easily and equipped with high end Miele appliances. On route to the Principal bedroom, on the first floor, is a spectacular study with balcony overlooking the decked terrace and gardens beyond. The principal bedroom forms the entire first floor with a generous bedroom and desirable view, walk through wardrobe and large en suite bathroom with both large shower and separate bath. The apartment further benefits from air-conditioning.

Location

Located in the prestigious Rutland Gardens.



RUTLAND GATE

Approximate Gross Internal Area

Lower Ground floor = 2031 sq. ft. (188.7 sq. m.)

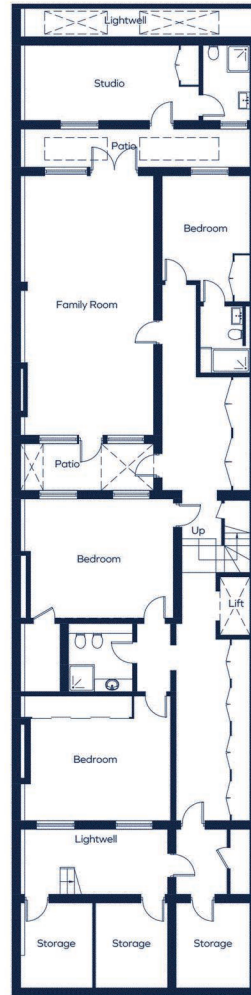
Ground floor = 1380 sq. ft. (128.2 sq. m.)

First floor = 908 sq. ft. (84.4 sq. m.)

Mezzanine = 249 sq. ft. (23.1 sq. m.)

Studio / Storage = 402 sq. ft. (37.4 sq. m.)

Total = 4970 sq. ft. (461.8 sq. m.)



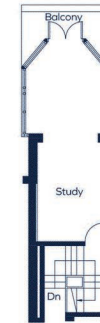
Lower Ground Floor



Ground Floor



First Floor



Mezzanine

Drawn for illustration and identification purposes only.
ID912611

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
		77	83
<small>For energy efficient lighting (LED)</small>			
<small>EU Directive 2002/91/EC</small>			
England & Wales			

