



Rutland Gate, London **SW7**

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The property benefits from a resident caretaker and is ideally located between the open spaces of Hyde Park and a selection of world class shops, restaurants and transport facilities of Knightsbridge.

Located on the second floor (with lift), this immaculately presented lateral apartment offers 2 double bedrooms. The master bedroom benefiting from a luxurious bathroom with a freestanding bath and the second bedroom served by a shower room.

The generous open plan reception, dining room and kitchen is flooded with natural light from the 3 floor to ceiling French windows each of which lead onto individual balconies.



Guide price: £2,000,000

Tenure: Leasehold: approximately 958 years remaining

Service charge: We have been unable to obtain this information, please make your own enquiries.

Ground rent: We have been unable to obtain this information, please make your own enquiries.

Local authority: City of Westminster

Council tax band: G





Location

Rutland Gate is a prestigious and quiet garden square off Hyde Park, close to the amenities of Knightsbridge.

It is centrally located between Knightsbridge and Kensington only a short distance from Hyde Park.

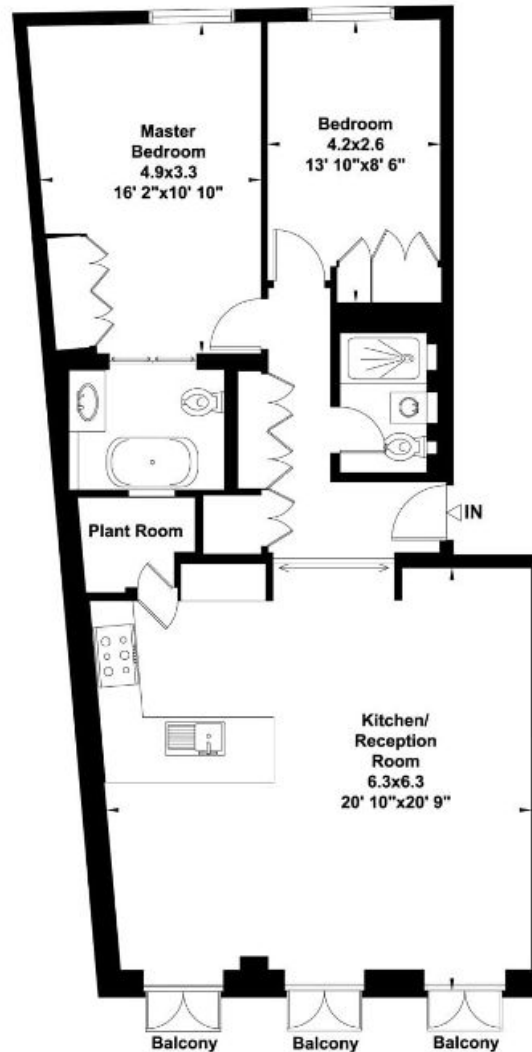
The international shops, bars and restaurants of Knightsbridge are only moments away.





Approximate Gross Internal Floor Area 86.77 sqm / 934 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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