



Rutland Gate  
Knightsbridge SW7

 Maskells





This is a charming 3-storey freehold house, positioned moments from Hyde Park on Rutland Gate, one of the finest addresses in Knightsbridge.



## Accommodation and Amenities

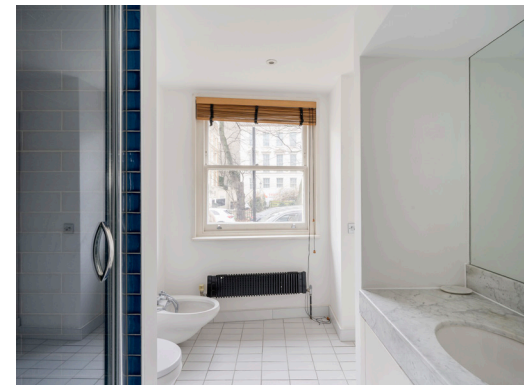
- FREEHOLD HOUSE
- EXCELLENT LOCATION
- OPEN PLAN RECEPTION ROOM
- MOMENTS FROM HYDE PARK





There is an excellent open plan 1st floor reception room and kitchen with built-in appliances – this is a great room in which to relax or entertain. Sliding doors provide for the option of closing off the kitchen to the reception room. There are two good double bedrooms, both with en-suite bathrooms and one with an additional dressing room. The house also offers a utility room and a private patio.

Rutland Gate is positioned directly opposite the green open spaces of Hyde Park and is within easy reach of the world-class amenities on offer in the immediate area. Knightsbridge Underground Station is 0.4 miles away.







### APPROXIMATE FLOOR AREA

87 sq m / 936 sq ft  
Including Limited Use Area 0.9 sq m / 10 sq ft

### TERMS

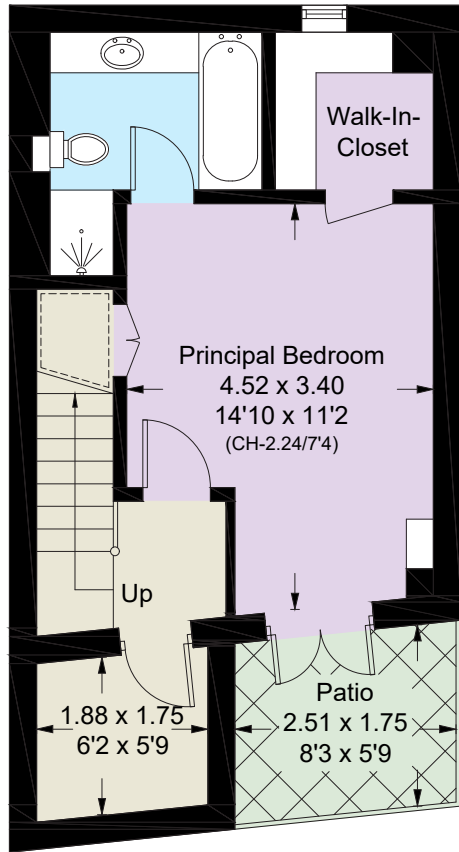
Asking Price £1,995,000

Tenure Freehold

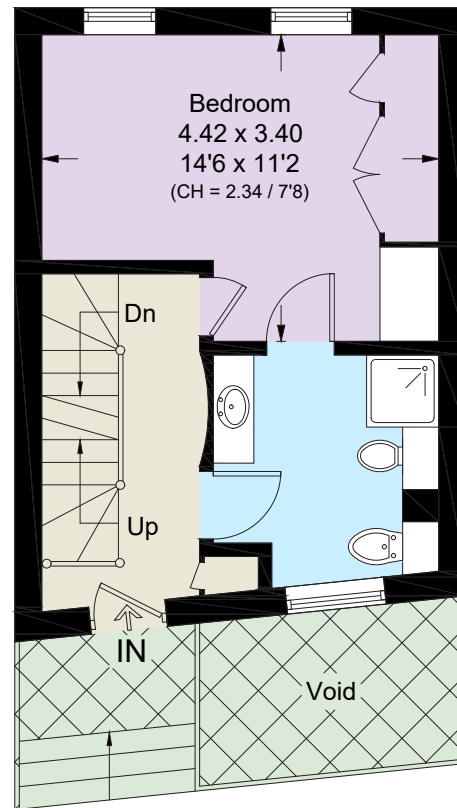
EPC D

Council Tax Band H

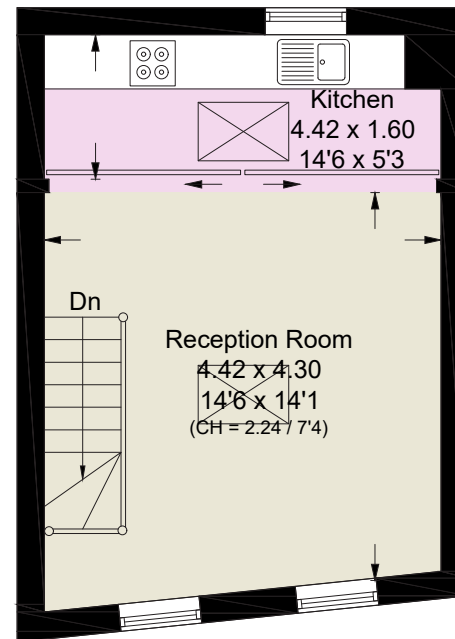
Local Authority City of Westminster



Lower Ground Floor



Ground Floor



First Floor

[Dashed box] = Reduced head height below 1.5m

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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.