

ERESBY HOUSE • KNIGHTSBRIDGE SW7

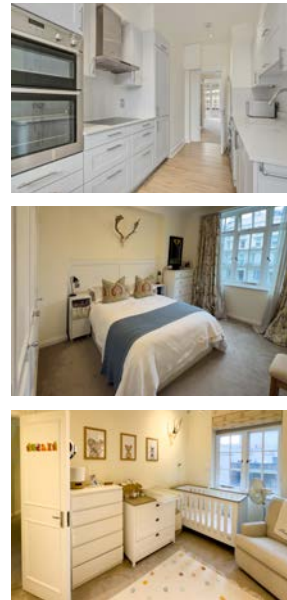


A WELL KEPT FIRST FLOOR TWO DOUBLE BEDROOM APARTMENT IN THIS HIGHLY REGARDED ART DECO PORTERED BLOCK ON ONE OF KNIGHTBRIDGE'S BEST GARDEN SQUARES.

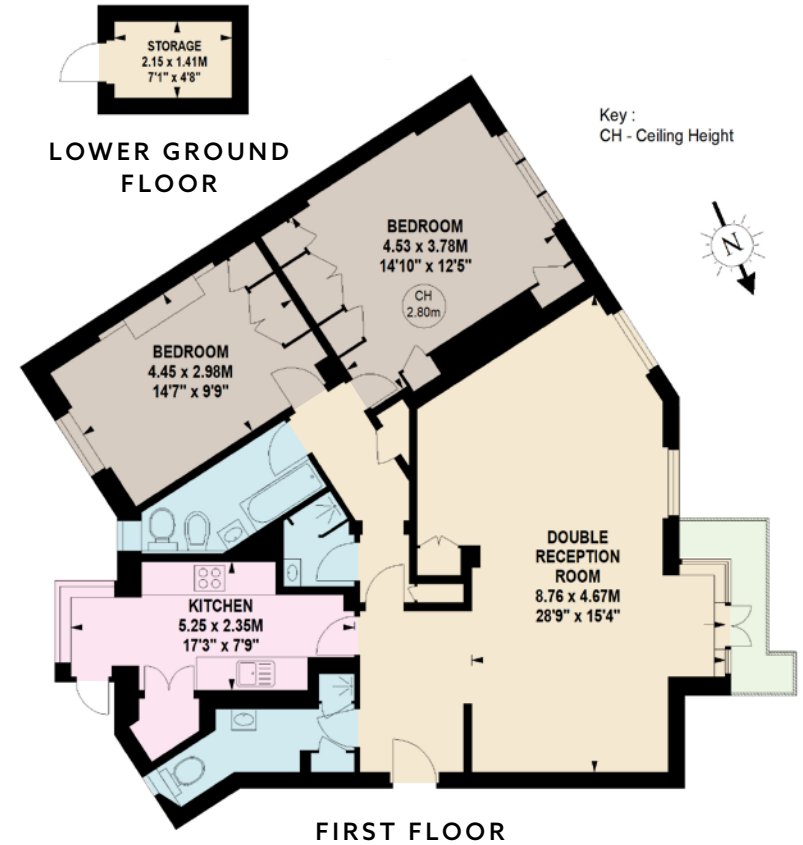
Measuring well 1,130 sq ft plus a separate basement storage cupboard, this two bedroom flat offers excellent entertaining space with a west facing balcony from the double reception room and separate modern fitted kitchen close by. Each bedroom has fitted cabinetry and peaceful views to the front and rear, along with a family bathroom and further two shower rooms, including a guest WC, this bright and charming flat has everything to offer.

Eresby House is a well maintained, handsome 1930's Art Deco portered block looking west over the stunning stucco buildings of Rutland Gate and beyond with 24 hour porters and off street parking on a first come first served basis.

Rutland Gate is a quiet address in the heart of Knightsbridge with the vast green expanse of Hyde Park at one end and a short stroll to Brompton Road and the international shopping, restaurants and other amenities on offer at the other.



APPROX. GROSS INTERNAL AREA
1,164 SQ. FT. / 108.14 SQ. M. (Including Storage)
STORAGE 34 SQ. FT. / 3.16 SQ. M.



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

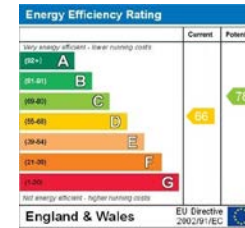
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- TWO SHOWER ROOMS INCLUDING A GUEST WC
- DOUBLE RECEPTION ROOM
- KITCHEN
- SEPARATE STORAGE CUPBOARD
- 24 HOUR PORTERS
- OFF-STREET PARKING ON FIRST COME FIRST SERVED BASIS



PRICE
£1,850,000

TENURE:
Share of Freehold
with 958 Years

SERVICE CHARGE
Approx £17,208.35
per annum



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