



RUTLAND GATE KNIGHTSBRIDGE, SW7 1PL

A superb and stylish lateral apartment in fine portered terrace, in this quiet square, 300 meters from Hyde Park and an easy walk to Harrods.

The property benefits from a complete contemporary refurbishment with built in audio system and Gaggenau kitchen and appliances.



Reception room with open plan kitchen : Master Bedroom with en suite shower room :
Double bedroom / TV room : Bathroom : Gaggenau kitchen and appliances
Utility area and four storage vaults : Own entrance and entrance lobby:
Resident portorage : Communal heating & hot water and use of communal gardens :
Furnished / Unfurnished:

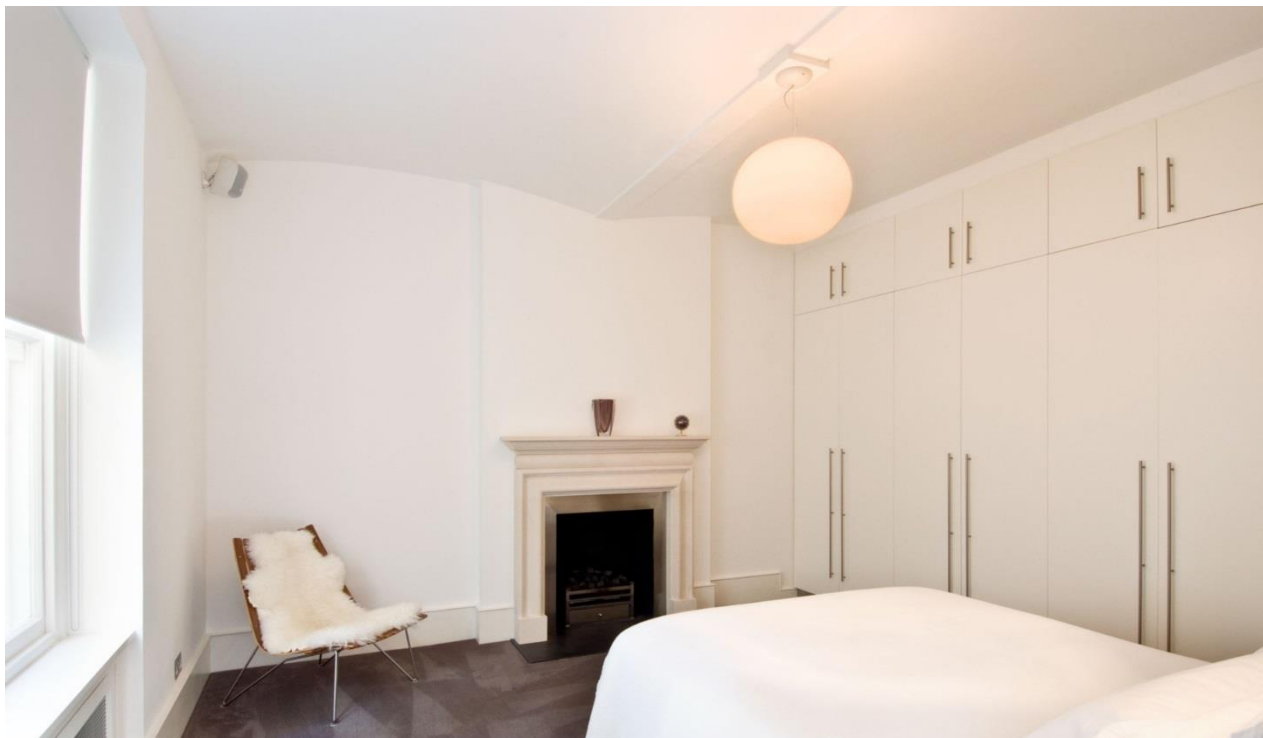
Price £1,100 per week

020 7590 1200

HOBART SLATER



ESTATE AGENTS & VALUERS



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6-8 Montpelier Street, Knightsbridge, London SW7 1EZ

Fax: 020 7581 9256 • E-mail: lettings@hobartslater.co.uk • Web: www.hobartslater.co.uk



These particulars are published for convenience only and are merely statements of opinion and belief. They must not be relied upon as statements of representations of fact, nor do they constitute an offer. To prevent the possibility of fruitless journeys applicants are urged to make appointments through Hobart Slater Partnership

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The floor plan for the second floor includes the following rooms and dimensions:

- Bedroom:** 14'9" x 13'6" (4.50 x 4.11m)
- Kitchen/Reception Room:** 21' x 15'3" (6.40 x 4.65m)
- Bedroom:** 14' x 10' (4.27 x 3.05m)
- Hallway:** 21' x 6'9" (6.40 x 2.06m)
- Hallway:** 11'9" x 6'9" (3.58 x 2.06m)
- Utility:** 7' x 7' (2.13 x 2.13m)
- Vault:** 18'3" x 6'9" (5.56 x 2.06m)
- Vault:** Three smaller vaults are also shown.

T: 0845 257 2023
WWW.BKREFLOORPLANS.CO.UK
2007

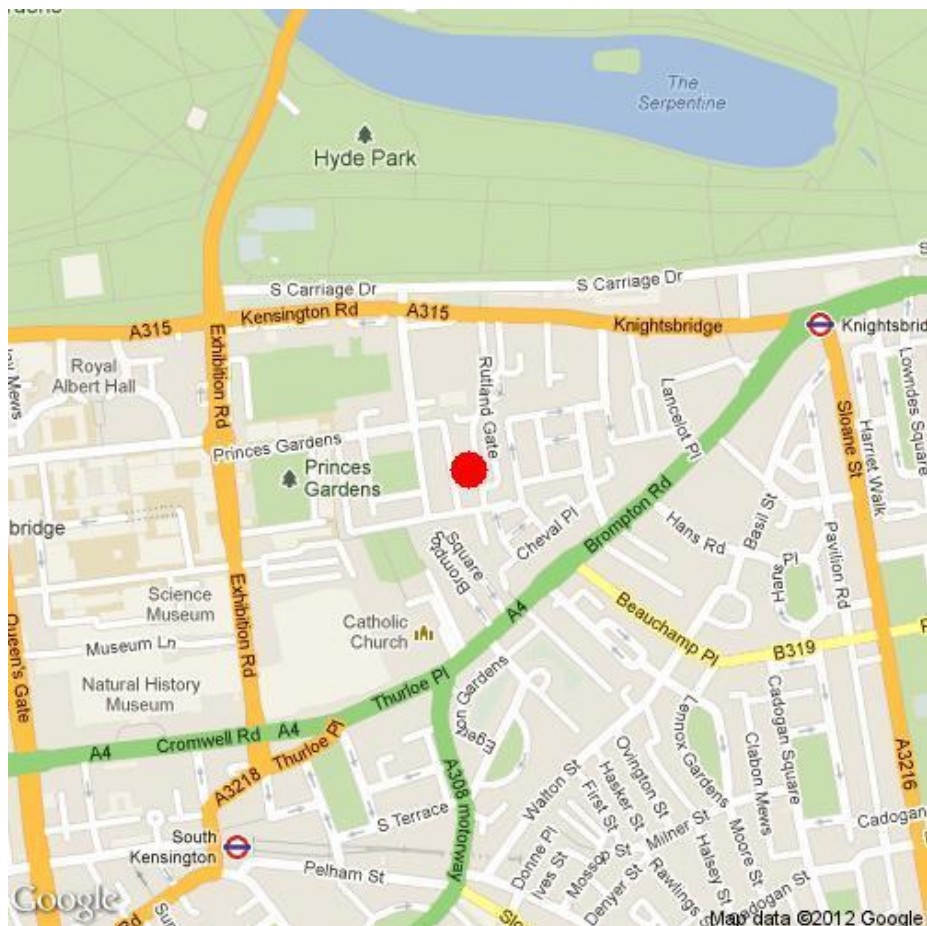
 The Property Ombudsman



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	50	52	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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The following fees are charged by the agent exclusive of the rental payment:

- Preparation of the Tenancy Agreement : £175.00 + vat
- Renewal fee : £ 45.00 + vat
- Referencing fee : £ 40.00 + vat (per tenant)

IMPORTANT NOTICE

- 1) These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract.
- 2) Any information contained herein (whether in the text, plans or photographs) represent the opinion of the author and is given in good faith, but should not be relied upon as being a statement or representation of fact.
- 3) We have not carried out a survey so nothing in the particulars shall be deemed to be a statement that the property in good condition or otherwise, nor that any services, appliances or facilities are in good working order.
- 4) Any areas, measurements or distances referred to herein are approximate only and should not be relied upon as being accurate.

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