



Rutland Gate, Knightsbridge SW7

Guide Price £1,000,000, Leasehold - Share of Freehold

NAPIER WATT

T: 0207 935 0011
E: enquiries@napierwatt.co.uk
W: napierwatt.co.uk

35 Berkeley Square, Mayfair, London, W1J 5BF







Description

An excellent opportunity to live on one of Knightsbridge's most desirable and quiet locations. This lovely two bedroom apartment is situated on the top (5th) floor, with lift, of a period conversion. Comprised of two double bedrooms, two shower rooms, reception room and open plan kitchen.

Rutland Gate is incredibly well located to make the most of living in popular Knightsbridge. There is easy access to a number of local supermarkets, shops, restaurants and cafes. Knightsbridge underground station is within walking distance and Hyde Park is on the doorstep.

Entrance Hall, Reception Room, 2 Bedrooms, Shower Room, En Suite Shower Room, Kitchen, Lift, EPC D

Key Features

- 5TH FLOOR WITH LIFT
- SHARE OF FREEHOLD
- EASY ACCESS TO KNIGHTSBRIDGE
- VIEWS OVER GARDENS
- AMAZING LOCATION
- LIGHT AND AIRY

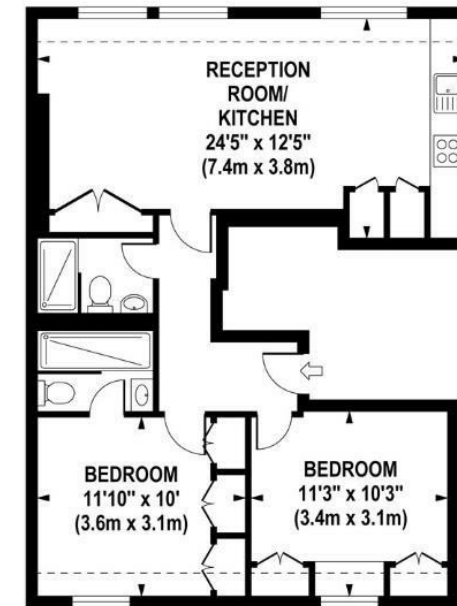
Terms

Leasehold and Share Of Freehold : Term : 999 years from 24 June 1978 ie 951 years

Council Tax Westminster : Band G

Service Charge : £8,538 PA, inc reserve fund

RUTLAND GATE
Approximate Gross Internal Area 669 sq ft / 62.2 sq m
(Including Restricted Height Area)



FIFTH FLOOR
GROSS INTERNAL
FLOOR AREA 669 SQ FT

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.