Rutland Gate, London, SW7
£1,075,000, Share of Freehold

2 1 2



Winkworth Knightsbridge & Chelsea
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A beautifully proportioned Knightsbridge apartment with generous entertaining space moments from Hyde Park.

ABOUT THIS FLAT

Set on the third floor of an elegant Rutland Gate address, this well-balanced two-bedroom apartment extends to approximately 687 sq ft and offers bright lateral living throughout.

The property features a generous reception/dining room with great ceiling height, creating an excellent entertaining space with ample room for both seating and dining areas. A separate fitted kitchen is conveniently positioned adjacent to the reception room.

The principal bedroom is well proportioned and benefits from built-in storage and a large en suite bathroom. While the second bedroom provides an ideal guest room, study or nursery with access to the second bathroom.

The layout offers an efficient flow from the central entrance hall, with well-defined living and sleeping accommodation, making this an ideal London residence in one of Knightsbridge's most prestigious garden square locations.

KEY FEATURES

- 2 bedrooms
- 1 reception room
- 2 bathrooms
- 687 Square Feet
- Communal Gardens
- Residents Parking









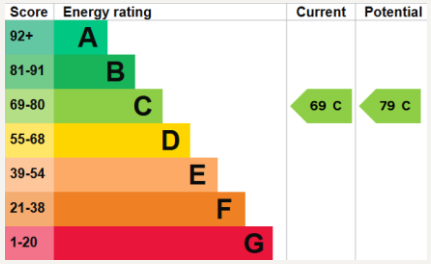






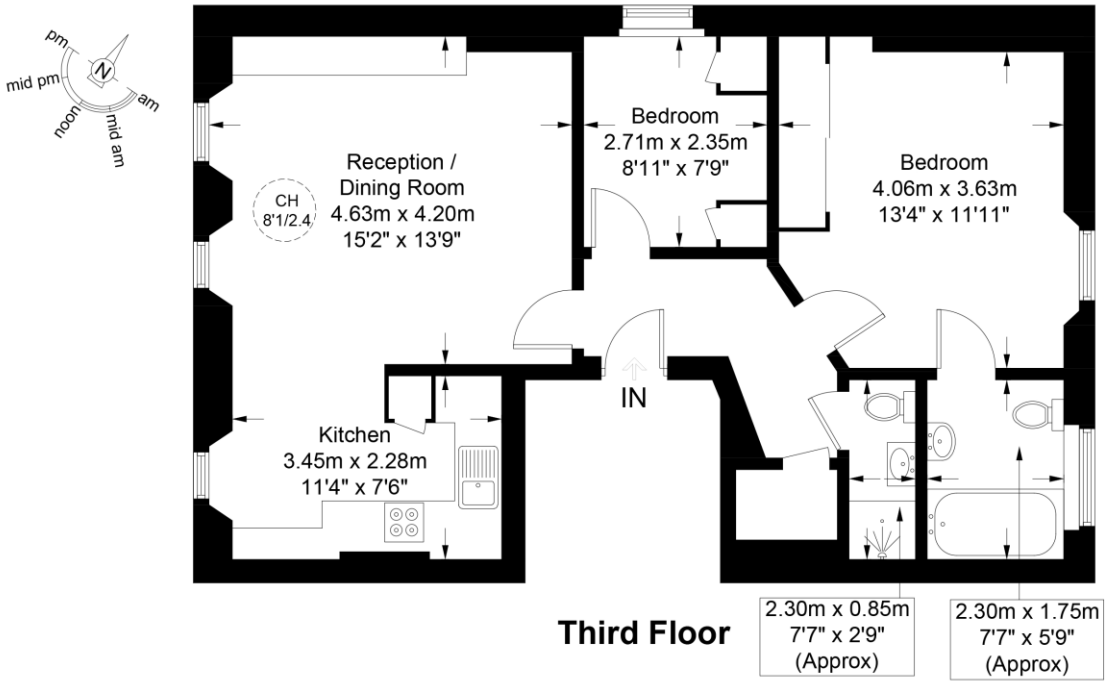
FINER DETAILS

- Remaining Freehold: 970 years
- Rent: One Peppercorn
- Total Service Charge: £4621.12 per annum
- Total Reserve Fund: £280
- EPC Rating: C
- Council Tax Band: G
- Council: Westminster



Rutland Gate, SW7

Approximate Gross Internal Area = 687 sq ft / 63.82 sq m



Third Floor

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer



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