



RUSSELL SIMPSON

An exquisite two-bedroom property
with open and green aspects.

ERESBY HOUSE
KNIGHTSBRIDGE SW7

Eresby House

Sold

BEDROOMS 2	INTERNAL 882 SQ FT	OUTDOOR 48 SQ FT	COUNCIL —
BATHROOMS 2	81 SQM	EPC D	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 960 YEARS	GROUND RENT £200 P/Y	SERVICE CHARGE £12,600 P/Y



The Property

This immaculate and well-proportioned flat offers a bright and open outlook over the communal gardens of Rutland Gate. Sitting on the second floor (with a lift), the flat has a lovely entrance, leading through to a bright and spacious living room with a balcony. There are also two large double bedrooms, with two bathrooms. It holds a preferable corner position in the building giving it bright and green views from each window.





The Neighbourhood

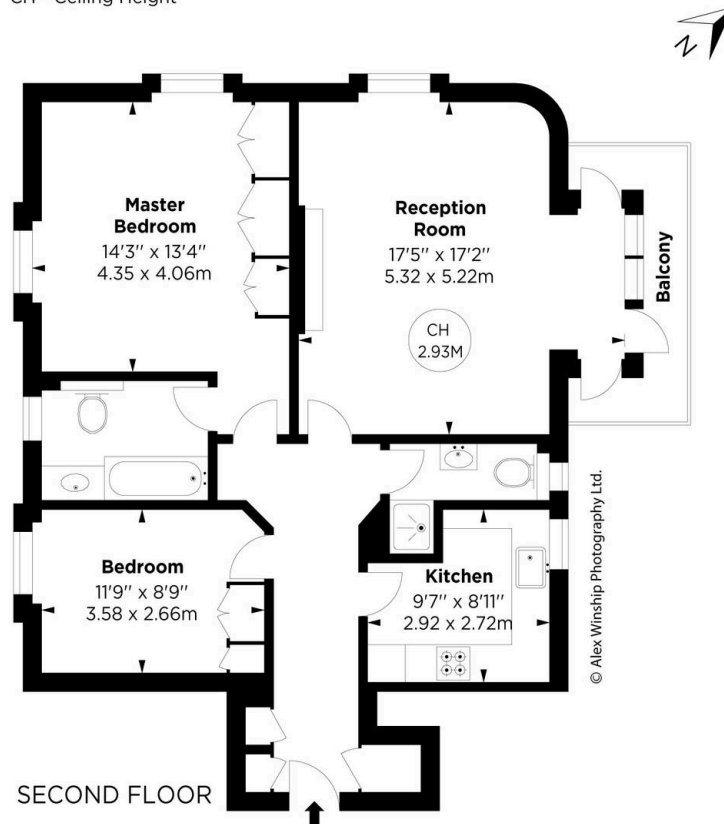
Eresby House is a prestigious 1930's Art Deco building situated moments from Hyde Park and the heart of Knightsbridge. This highly sought-after building offers acclaimed 24-hour porterage, first come, first served parking and a quietly leafy location moments from the hustle and bustle of London's most highly regarded amenities.

Eresby House, SW7

APPROX. GROSS INTERNAL AREA *
882 Sq Ft - 81.94 Sq M

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

Key :
CH - Ceiling Height



ALEX WINSHIP
Photography
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*Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



**RUSSELL
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