RUSSELL SIMPSON

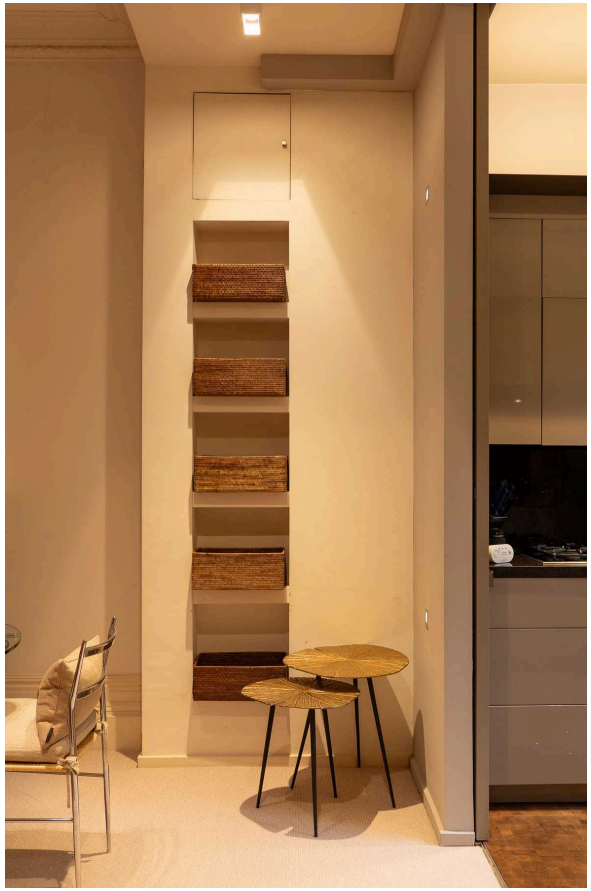
Spacious one-bedroom flat overlooking a prestigious Knightsbridge garden square

RUTLAND GATE
KNIGHTSBRIDGE SW7

Rutland Gate

£1,750,000

BEDROOMS 1	INTERNAL 1,056 SQ FT 98 SQM	OUTDOOR —	COUNCIL Westminster City
BATHROOMS 1		EPC D	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 971 YEARS	GROUND RENT —	SERVICE CHARGE —



The Property

Stylish and comfortable flat in a Grade-II listed townhouse moments away from Hyde Park

Stepping into the flat on the ground floor, the entrance hall opens onto a generous living space. This includes a fitted kitchen, a dining area and a seating area. The room benefits from high ceilings and a pair of west-facing sash windows overlooking the garden square. A marble fireplace, an elegant cornice and shuttered windows add to the sense of splendor.

The Bedroom

The other side of the flat features a generous bedroom suite. The bedroom flows through to the ensuite bathroom and offers several built-in wardrobes. Furthermore, the main corridor contains considerable storage space and a guest WC. The flat has spacious interiors, which blend traditional and contemporary decorative details. Residents have the right to access the communal garden square opposite.

The Neighbourhood

Rutland Gate is one of the most sought-after addresses in London. It consists of a double square of grand stucco townhouses built in the early Victorian era on the site of Rutland House, a former ducal residence. From here, the open spaces of Hyde Park and Kensington Gardens are moments away. Furthermore, the exclusive restaurants and shops of Knightsbridge are close, as well as the underground station. Finally, the word-class cultural venues of South Kensington are a short walk away.

Rutland Gate, SW7

Approximate Internal Area
1,056 sq ft/ 98 sq m

Including limited use area
28 sq ft/ 3 sq m

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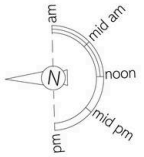
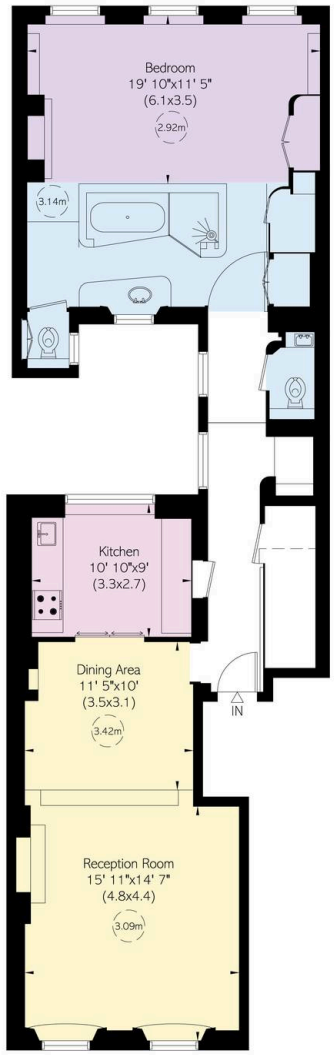
This plan is for layout guidance only.
Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.





Ground Floor

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