



# A stylish two bedroom flat in this fantastic private Knightsbridge location

**Rutland Gardens, London, SW7**

£2,250,000 Leasehold (954 years remaining)

savills



- Bright reception room
- Spacious modern kitchen
- Private Terrace and Patio
- Two well-proportioned bedroom suites
- Private road with 24hr security

#### Local Information

Rutland Gardens is a coveted address and the only Private Road in Knightsbridge offering 24 Hour Security. It is 0.3 miles from Harrods and the numerous shops, restaurants and boutiques of the Brompton Road. The world famous landmarks of the Natural History and Victoria & Albert museums as well as Hyde Park are all within close proximity. The nearest station is Knightsbridge (0.4 miles)

#### About this property

This immaculate flat comprises a bright and spacious reception room, with high ceilings and a large floor to ceiling window offering a wealth of natural light. There is a large modern kitchen with access to a delightful private terrace and two large double bedroom suites with built in wardrobes and access to a small additional patio. The property is well-maintained and stylishly decorated throughout and the building benefits from a porter.

#### Tenure

Leasehold (954 years remaining)

#### Local Authority

City of Westminster

#### Energy Performance

EPC Rating = To be confirmed

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Knightsbridge Office.  
Telephone: +44 (0) 20 7581 5234.







Rutland Gardens, London, SW7  
Gross Internal Area 1179 sq ft, 109.5 m<sup>2</sup>



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## Telegraph House, SW7

Approx. Gross Internal Area  
109.5 sq m / 1179 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.

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