



A splendid two bedroom flat in this prestigious  
Knightsbridge location.

Rutland Gate, London, SW7

£1,000,000 Leasehold (976 years remaining)





- Spacious and bright reception room
- Two double bedrooms
- Shower room
- Views of garden Square below
- Excellent location in the heart of Knightsbridge

#### Local Information

The property is situated on the east side of the north section of this very popular and secluded garden square, with stunning west facing views over the gardens. Rutland Gate is positioned between the open spaces of Hyde Park and all the amenities of Knightsbridge, with Knightsbridge Underground Station just 0.4 miles away.

#### About this property

This fourth four flat comprises a bright and cozy reception area with a fireplace, a kitchen and two well-proportioned double bedrooms in addition to a shower room. The property benefits from views of the garden square below and is in need of some modernization and with a potential to extend into the loft space, subject to planning and permissions

#### Tenure

Leasehold (976 years remaining)

#### Local Authority

City of Westminster

#### Energy Performance

EPC Rating = C

#### Viewing

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

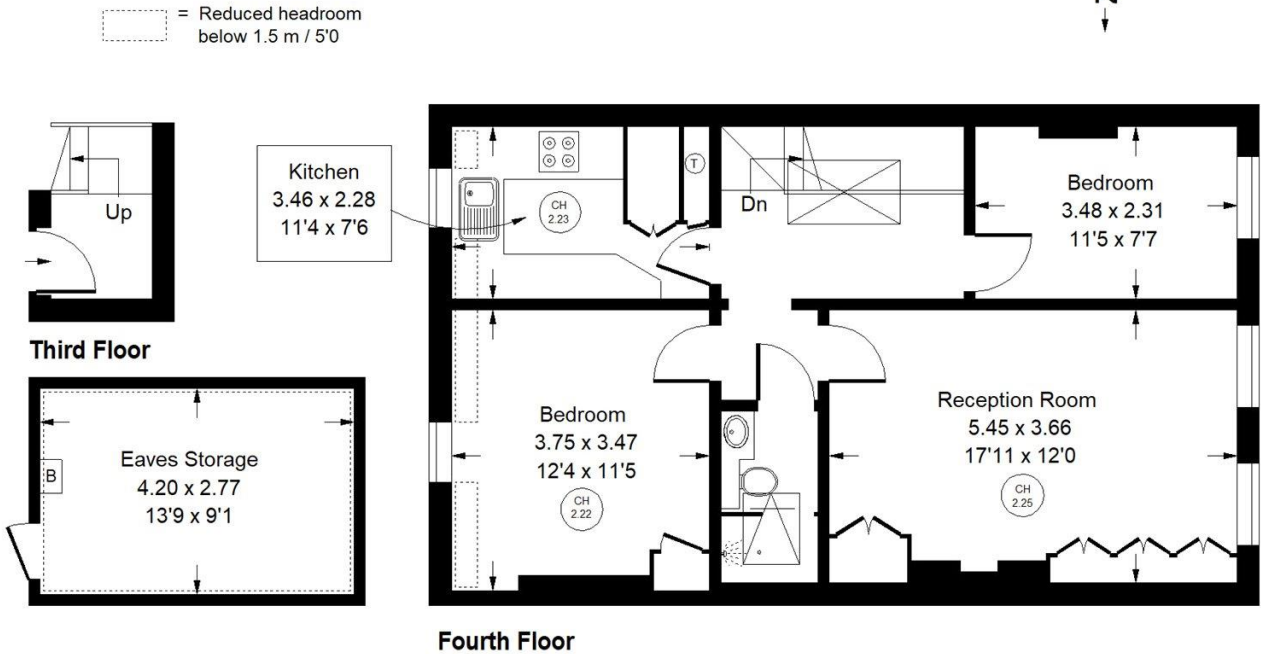


Rutland Gate, London, SW7  
Gross Internal Area 728 sq ft, 67.6 m²


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Rutland Gate, SW7

Approx. Gross Internal Area = 67.6 sq m / 728 sq ft  
Eaves Storage = 11.5 sq m / 124 sq ft  
Total = 79.1 sq m / 852 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	81
England, Scotland & Wales	EU Directive 2002/91/EC 	

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