



An immaculately presented first floor property enjoying west facing views over communal gardens.

**Rutland Gate, Knightsbridge, London, SW7**

£1,800,000 Share of Freehold

savills



- Virtual viewing available
- Reception room
- Open plan kitchen
- Double bedroom
- Bathroom
- Balcony

#### Local Information

Rutland Gate is ideally located for the wide open spaces of Hyde Park and the many famous local shops and restaurants of Knightsbridge including Harrods and Harvey Nichols. The nearest underground station is Knightsbridge, 0.4 miles away.

#### About this property

Refurbished with considerable style and attention to detail by the current owner, this stunning apartment boasts elegant proportions and a wealth of natural light throughout.

The apartment consists of a bright and spacious reception room with an open plan kitchen and raised dining area. The Master bedroom features large windows, flooding the room with natural light. Both the reception room and the bedroom offer access to a private balcony with views over the communal gardens below.

#### Tenure

Share of Freehold (974 underlying leasehold years remaining)

#### Local Authority

City of Westminster

#### Energy Performance

EPC Rating = D

#### Viewing

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









Rutland Gate, Knightsbridge, London, SW7  
Gross Internal Area 657 sq ft, 61 m<sup>2</sup>



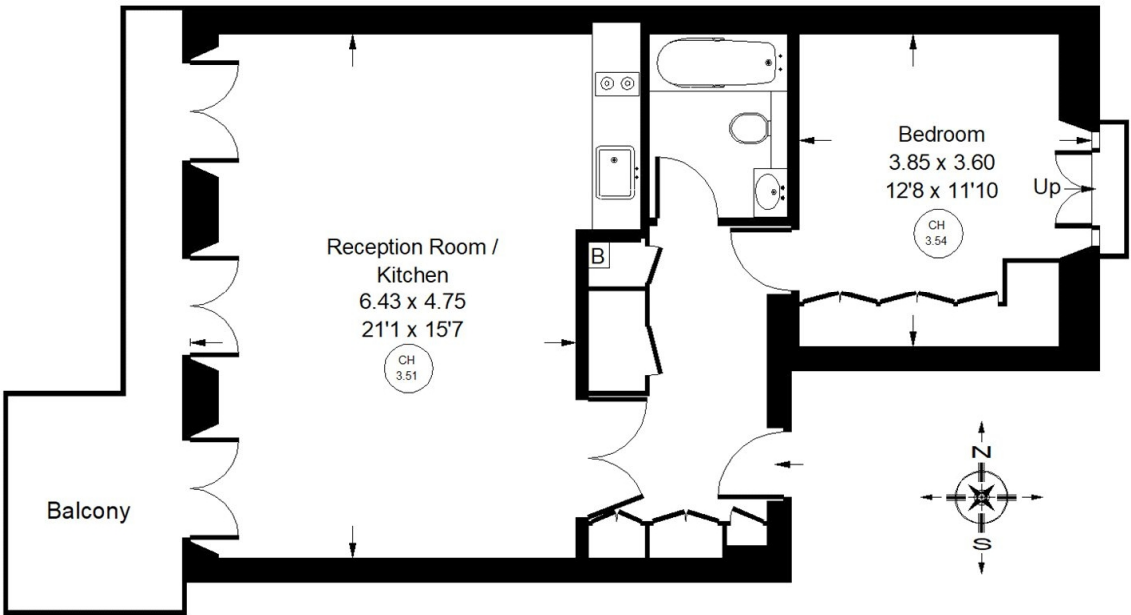
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## Rutland Gate, SW7

Approx. Gross Internal Area  
61 sq m / 657 sq ft



First Floor

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+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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