



RUTLAND GATE

LONDON SW7

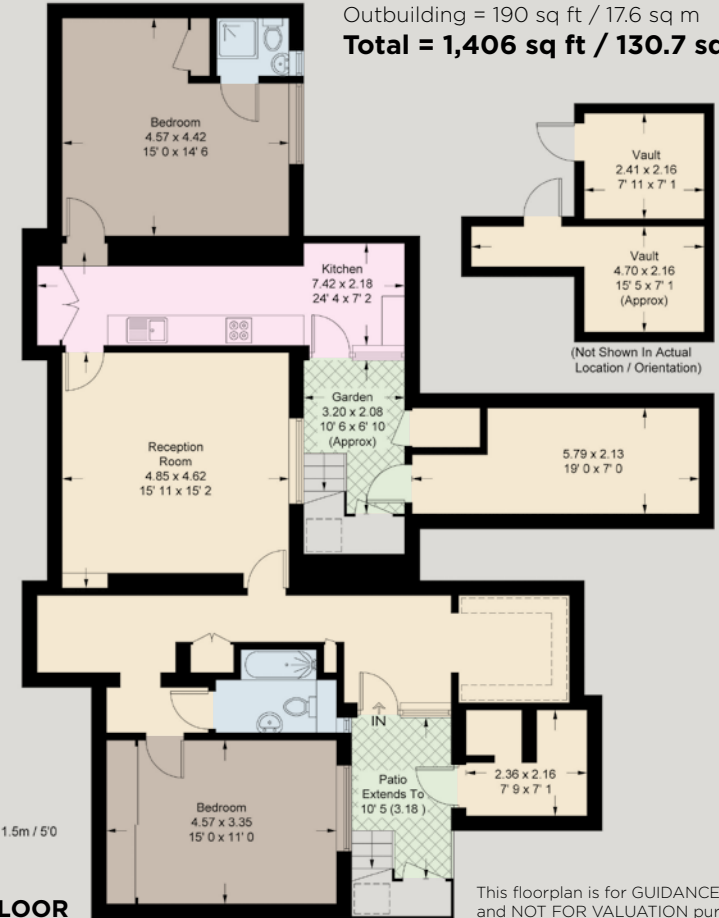
Situated within a fine white stucco building, with its own private entrance this unmodernised two double bedroom flat offers an incoming purchaser the opportunity to create a wonderful home to their own specifications. The property is located on the favoured western terrace of this secluded garden square and also benefits from having a day porter. Rutland Gate is positioned between the open spaces of Hyde Park and all the amenities of Knightsbridge.



Approximate Gross Internal Area 1,062 sq ft / 98.7 sq m (Excluding Reduced Headroom)



Reduced Headroom = 19 sq ft / 1.8 sq m
 Vaults = 135 sq ft / 12.6 sq m
 Outbuilding = 190 sq ft / 17.6 sq m
Total = 1,406 sq ft / 130.7 sq m



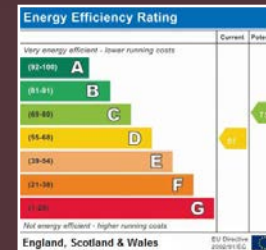
FEATURES

- Share of Freehold with 959 Years Remaining
- Private Entrance
- Double Bedroom with Ensuite Shower
- Further Double Bedroom
- Adjoining Bathroom
- Reception Room
- Kitchen
- Porter
- Access To Garden Square
- Heating & hot water included within the service charge



TERMS

PRICE: £1,200,000
 TENURE:
 SHARE OF FREEHOLD
 SERVICE CHARGE:
 £6,788 PER ANNUM



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