



RUTLAND MEWS SOUTH

KNIGHTSBRIDGE SW7



OCCUPYING AN ENVIABLE CORNER PLOT WITHIN THIS BEAUTIFUL COBBLED MEWS IN THE HEART OF KNIGHTSBRIDGE VILLAGE.

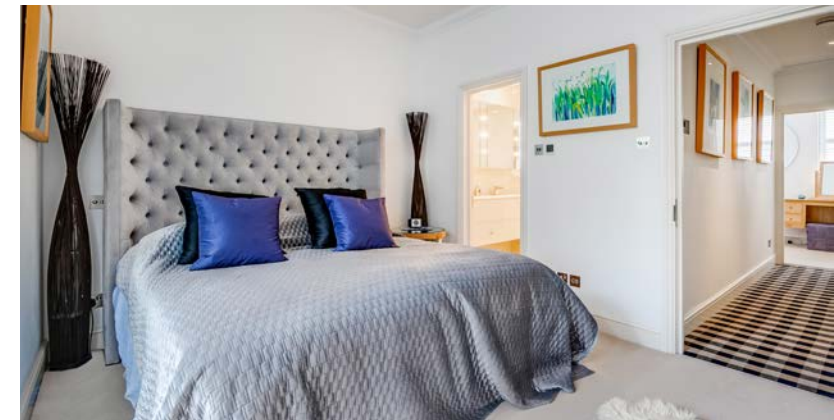
This immaculately presented three double bed roomed, three bathroom mews house sits over four floors with perfect balance between entertaining and living spaces. Briefly comprising a large kitchen diner and reception room on the lower ground floor, with guest WC and separate utility cupboard. On the floor above is another light and bright reception room with dual aspect windows and private patio to the rear. The principal bedroom with full en suite

bathroom and primary guest room occupy the first floor, with another double bedroom and en suite bathroom on the second floor, along with a private west-facing roof terrace.

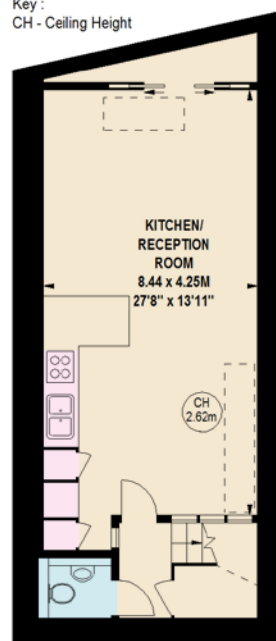
Rutland Mews South is a quiet cul-de-sac sitting off Ennismore Street in the heart of Knightsbridge. Brompton Road and the plethora of international shops and amenities is just a short stroll away, as is the vast green expanse of Hyde Park.

Principal Bedroom with En-Suite Shower • Two Double Bedrooms with En-Suite Shower
Reception Room • Kitchen/Dining Room • Guest WC • West-Facing Roof Terrace • Patio

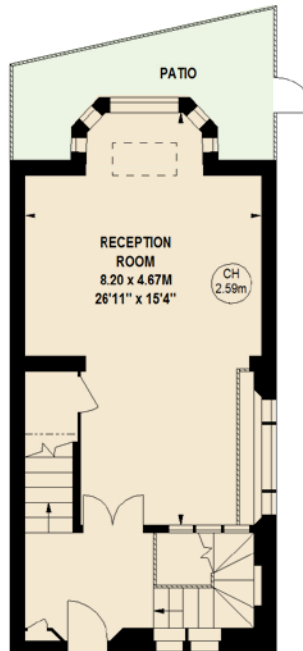
PRICE: £3,500,000 • TENURE: FREEHOLD



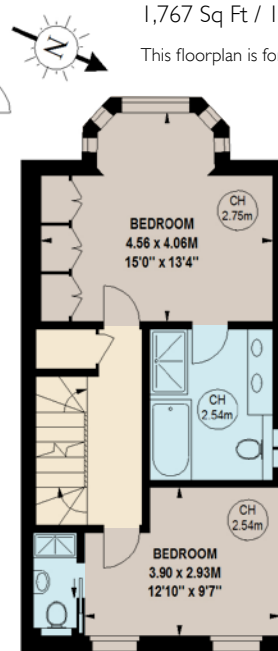
Key :
CH - Ceiling Height



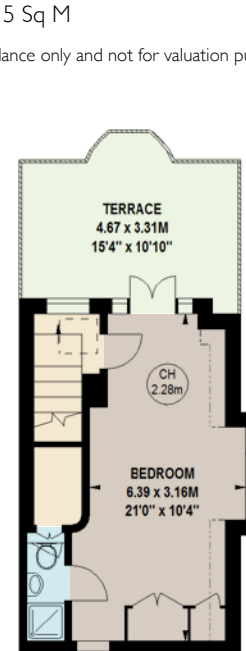
513 sq ft
Lower Ground Floor



483 sq ft
Ground Floor



495 sq ft
First Floor



276 sq ft
Second Floor

APPROX. GROSS INTERNAL AREA
1,767 Sq Ft / 164.15 Sq M

This floorplan is for guidance only and not for valuation purposes



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Energy Efficiency Rating		Current	Potential
(91-100)	A		
(81-90)	B		
(71-80)	C		
(61-70)	D		
(51-60)	E		
(41-50)	F		
(1-40)	G		

Most energy efficient - lower running costs
Least energy efficient - higher running costs
England, Scotland & Wales



These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/ tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.