



**RUTLAND GATE, KNIGHTSBRIDGE, SW7**  
**£2,075,000**

**Carter Jonas**

# RUTLAND GATE, KNIGHTSBRIDGE SW7

A spacious raised ground floor three bedroom furnished flat in a portered building located on a quiet garden square in the heart of Knightsbridge village. the property benefits from high ceilings and plentiful natural light. EPC rating D.

Quietly situated on the eastern side of Rutland Gate, the buyer would be a short walk away from the green spaces of Hyde Park as well as the diverse and exclusive amenities of Knightsbridge itself, notably Harrods and the boutiques of Sloane Street as well as the world-class Victoria & Albert and Natural History museums.

Large reception/dining room, separate fully fitted kitchen, principal bedroom with -ensuite shower room & walk-in wardrobe, 2nd double bedroom, single bedroom 3, family bathroom. Porter. Communal gardens.

Westminster City Council  
Council tax band: H

Leasehold: 999 years from 24th June 1991  
Annual Service charge: £5,500 as of 23/5/23  
Ground rent: Peppercorn

## AMENITIES

3 Bedrooms  
En-suite bathroom  
Shower room  
Separate kitchen  
Porter  
Communal garden

**TENURE** Leasehold

**LOCAL AUTHORITY** Westminster

**EPC BAND** D

**A SPACIOUS RAISED GROUND FLOOR THREE BEDROOM FURNISHED FLAT IN A PORTERED BUILDING LOCATED ON A QUIET GARDEN SQUARE IN THE HEART OF KNIGHTSBRIDGE. EPC RATING D.**



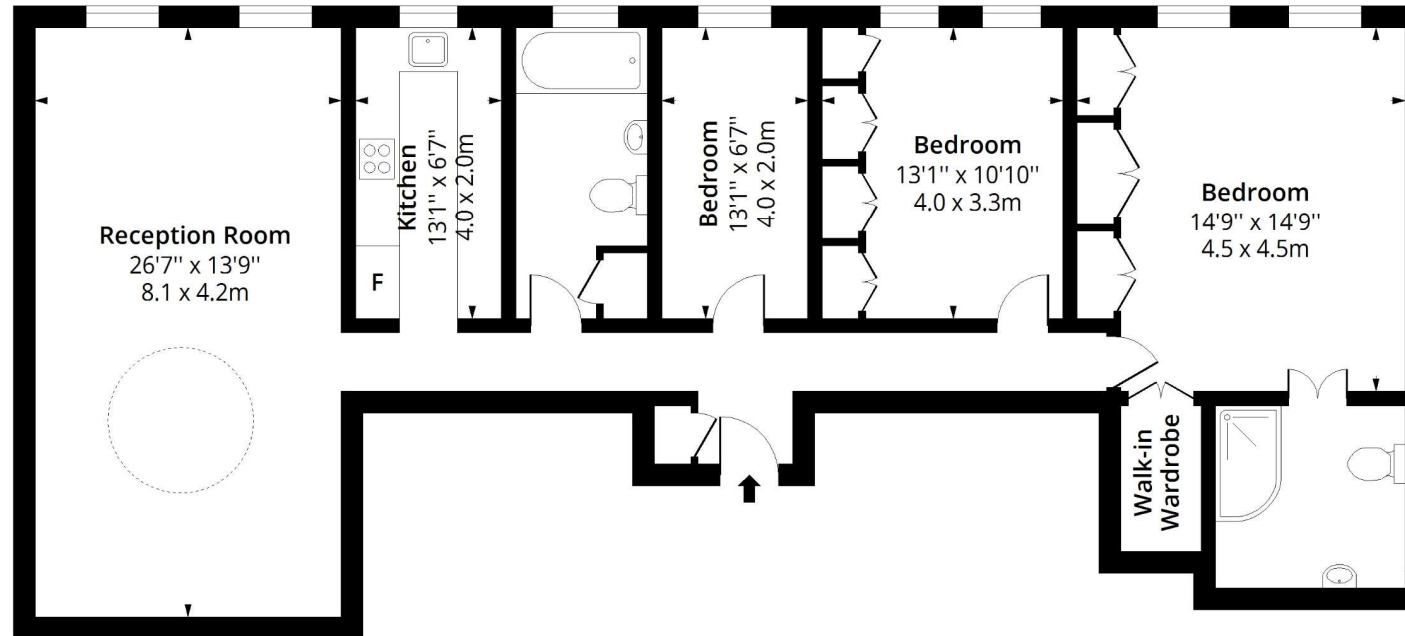






# Rutland Gate, SW7

Approx. Gross Internal Area 1279 Sq Ft - 118.82 Sq M



## Raised Ground Floor

Floor Area 1279 Sq Ft - 118.82 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 26/5/2023

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>	60	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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### IMPORTANT INFORMATION

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Classification L2 - Business Data