



RUTLAND GATE, KNIGHTSBRIDGE, SW7
£1,950,000

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

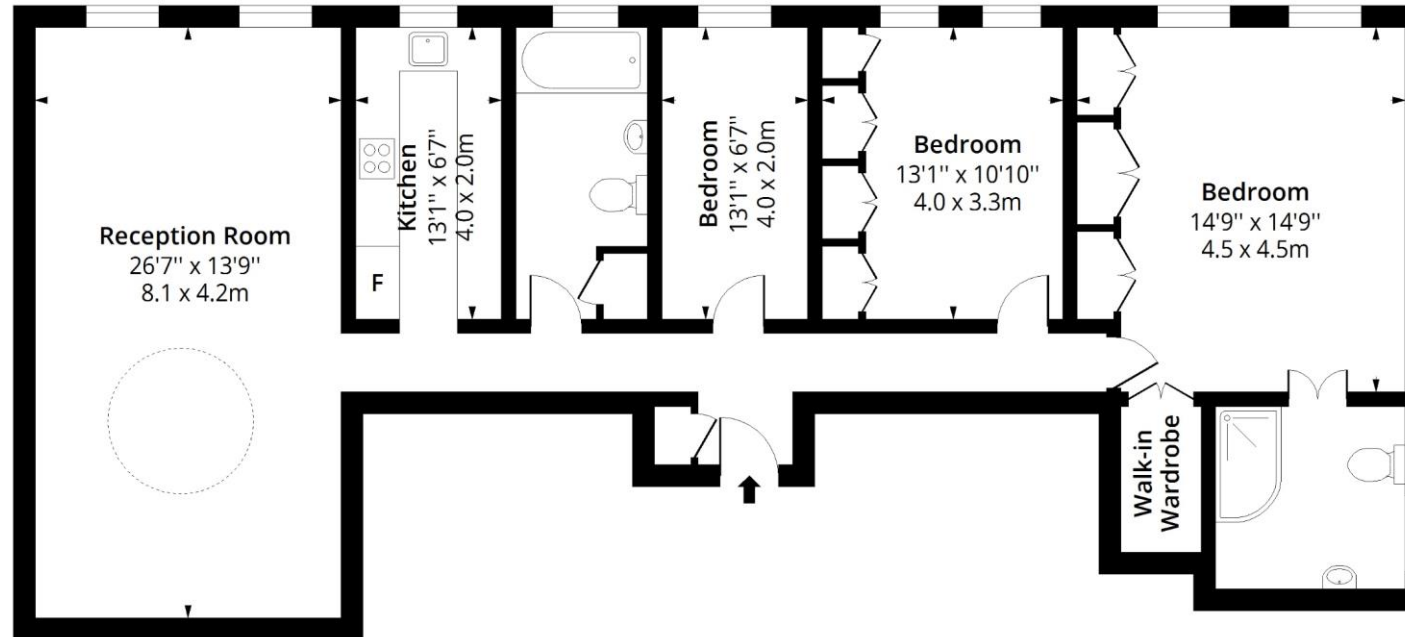
A SPACIOUS RAISED GROUND FLOOR THREE BEDROOM FURNISHED FLAT IN A PORTERED BUILDING LOCATED ON A QUIET GARDEN SQUARE IN THE HEART OF KNIGHTSBRIDGE. EPC RATING D.





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+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Knightsbridge and Chelsea 020 7584 7020

chelsea@carterjonas.co.uk
25-27 Harrington Road, London, SW7 3EU

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data