

# Telegraph House, Rutland Gardens Knightsbridge SW7





# Rutland Gardens, Knightsbridge SW7

Upon entering you are immediately greeted by a sense of luxury. The open-plan bespoke McCarron kitchen and reception room, flawlessly integrated, create an inviting space that is perfect for entertaining. Your eye will be by the bespoke limestone fireplace, acting as a focal point of the room.

The primary bedroom, complete with an en-suite bathroom, is fitted with bespoke built-in Poliform storage solutions. The second bedroom is generously proportioned with built in Poliform storage and benefits from a separate bathroom.

Designed with your utmost comfort in mind, this exceptional apartment is equipped with both air conditioning throughout and underfloor heating on the ground floor and bathrooms.



**Guide price:** £2,195,000

**Tenure:** Leasehold: approximately 951 years remaining

**Service charge:** £4524 per annum, reviewed every year, next review due 2023

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** G

The apartment benefits from Lutron Mood Lighting controlled by digitised keypads, Sonos multi-room audio system with recessed speakers in all rooms, internet TV and Gessi Eleganza bathroom fittings.



## Property Specifications:

- Exclusive private road with 24 hour manned and gated security
- Poliform fitted cupboards to both bedrooms
- Electric blackout blinds to both bedrooms
- Alarm system
- Wired for internal and external CCTV
- Bespoke fitted walnut doors
- Bathroom TV to principal bathroom suite
- Marble bathroom vanity sinks
- Underfloor heating throughout ground floor, principal bathroom and shower room
- High ceilings in raised ground floor with interior designed feature cornice and LED lighting
- Silk lined feature wall paper to both bedrooms
- Wide oak wooden floors throughout raised ground floor
- Limestone feature fireplace
- There is wiring for internal CCTV if required
- Electric charging stations available opposite the flat







## The area

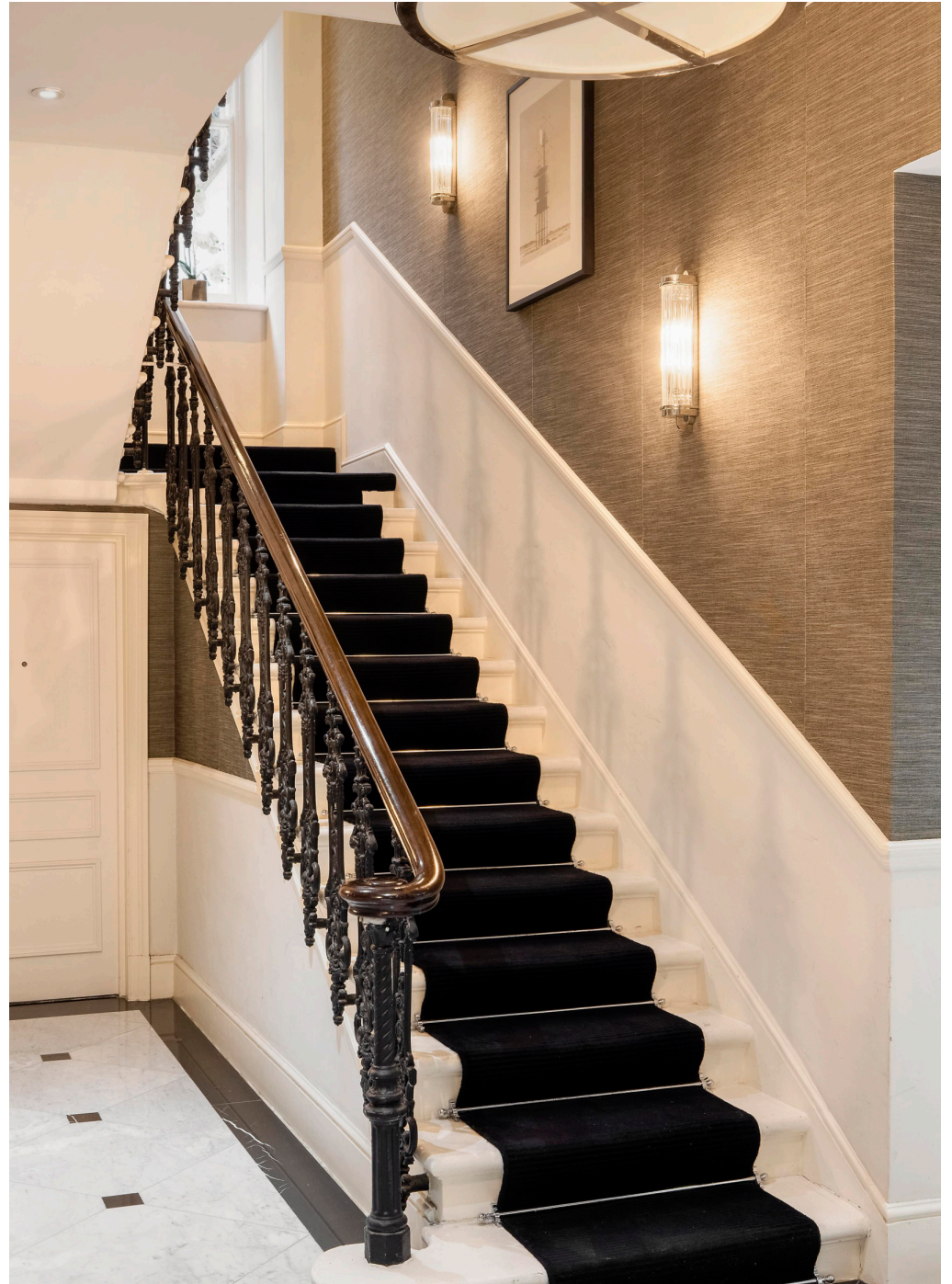
Rutland Gardens is a short distance to Harrods and the international boutiques of Sloane Street. The café society of Sloane Square and the world famous landmarks of the Natural History and Victoria & Albert museums as well as Hyde Park are a stone's throw away.

The street is accessed via a gated security barrier which is manned 24 hours a day and services the residents. Private electric car charging points have also recently been installed along the street.

Rutland Gardens is a coveted address and the only Private Road in Knightsbridge offering 24 Hour Security.



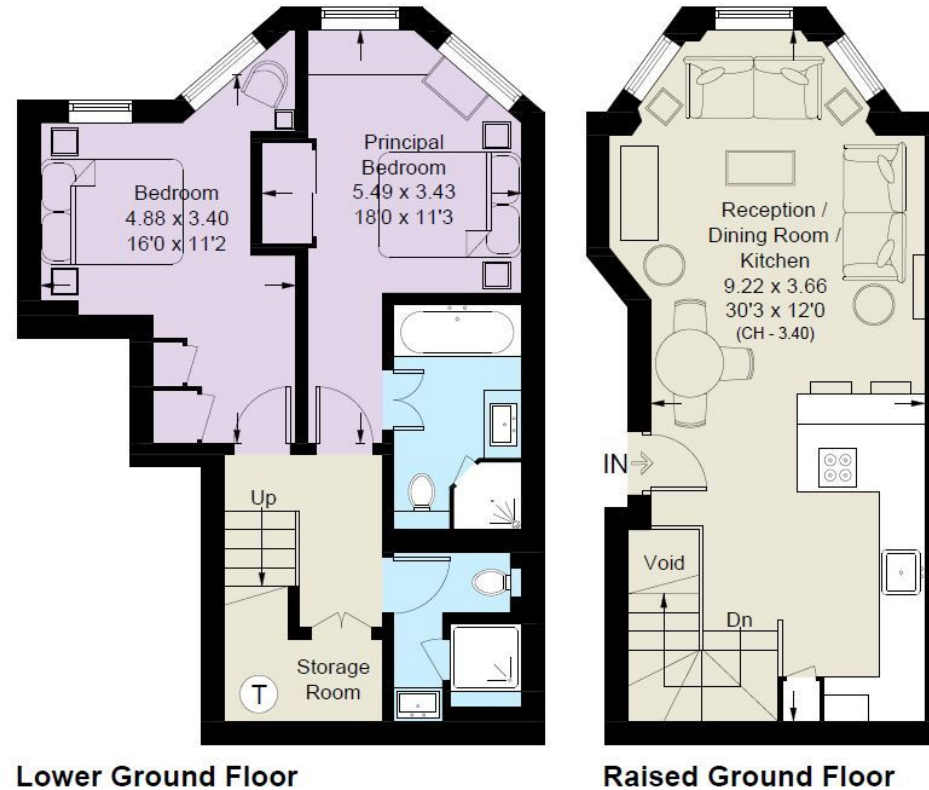






## Approximate Gross Internal Floor Area 78.50 sq m / 845 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank**  
**Knightsbridge**  
 52 - 54 Sloane Avenue  
 London  
 SW3 3DD  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more  
**James Robinson**  
 020 7861 1771  
[james.robinson@knightfrank.com](mailto:james.robinson@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2023. Photographs and videos dated November 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.