



Rutland Court,  
Rutland Gardens,  
SW7





Guide price  
**£5,950,000**

Leasehold: approximately 962  
years remaining



An outstanding four bedroom duplex apartment situated in a highly desirable and secure, gated and portered building in a commanding location directly opposite Hyde Park. This period apartment has been sympathetically refurbished and offers in the region of 3200 sq ft of living space across the raised and lower ground floors. Uniquely the apartment further benefits from a private garage offering direct access at the rear.

The property's accommodation on the raised ground floor comprises a grand entrance hall which leads into the principle reception room which benefits from excellent ceiling heights and an abundance of natural light. On the lower floor the accommodation includes a contemporary kitchen/breakfast room, a separate dining area as well as a family room.

The main bedroom accommodation is located on the raised ground floor of the property, comprising the principle bedroom suite with fitted wardrobes and an en-suite bathroom. There are two further well sized bedrooms, both with ensuite bedrooms. The apartment also features a staff bedroom area just off the access to the private garage and two guest cloakrooms.

*Rutland Gardens is a coveted address and the only Private Road in Knightsbridge offering 24 hour security. It is within a five minute walk of Harrods and the international boutiques of Sloane Street. The cafe society of Sloane Square and the world famous landmarks of the Natural History and Victoria & Albert museums, as well as Hyde Park are moments away.*



**Approximate Gross Internal Floor Area  
302.02 sq m/3,251 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



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**We would be delighted to tell you more.**

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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.

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Particulars dated [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

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