



Rutland Gate, Knightsbridge SW7

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# Rutland Gate, Knightsbridge, SW7

A charming one bedroom flat located on one of Knightsbridge's most exclusive Garden Squares and is presented in immaculate order. The property offers period charm and is quietly situated at the rear of the building offering attractive views over Montpelier Walk and comprises an open plan kitchen/reception room with detailed ceiling and a large, decorative window allowing plenty of natural light. There is a double bedroom with ample storage and en suite bathroom.

Rutland Gate is moments away from the open space of Hyde Park as well as the internationally renowned department stores Harrods and Harvey Nichols and the designer boutiques of Sloane Street. Knightsbridge Station (Piccadilly Line) is the nearest underground station.



## Guide price

£675,000

## Tenure

Leasehold:  
approx 109 years  
remaining

## Local authority

City of  
Westminster

## Service charge

£1,262.92 per  
annum

## Ground rent

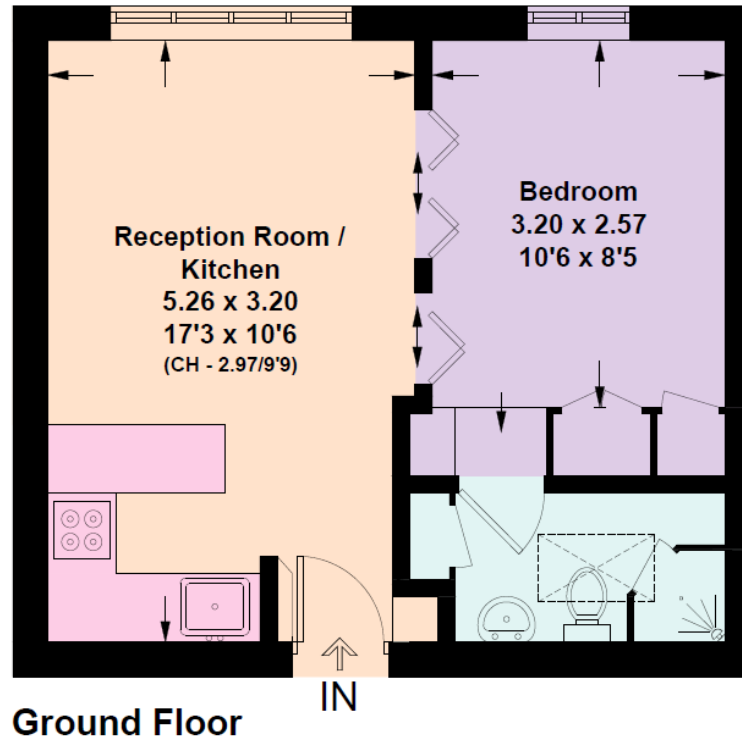
£100 per annum





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Approximate Floor Area = 31.3 sq m / 337 sq ft  
Including Limited Use Area (0.3 sq m / 3 sq ft)



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID850478)

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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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