



Rutland Gate, London **SW7**



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A light and bright apartment in this impressive building which benefits from a lift and resident caretaker. The apartment comprises two double bedrooms, two bathrooms (one en suite), separate kitchen and spacious reception room. The flat further benefits from ample built-in storage.

Rutland Gate is a prestigious and quiet garden square off Hyde Park, close to the amenities of Knightsbridge. It is centrally located between Knightsbridge and Kensington only a short distance from Hyde Park. The international shops, bars and restaurants of Knightsbridge are only moments away. Knightsbridge underground station is nearby.



Guide price: £1,695,000

Tenure: Share of freehold plus leasehold, approximately 957 years remaining

Service charge: £3,642 per annum, reviewed every year, next review due 2025

Ground rent: £75 per annum, fixed for the duration of the lease

Local authority: City of Westminster

Council tax band: G





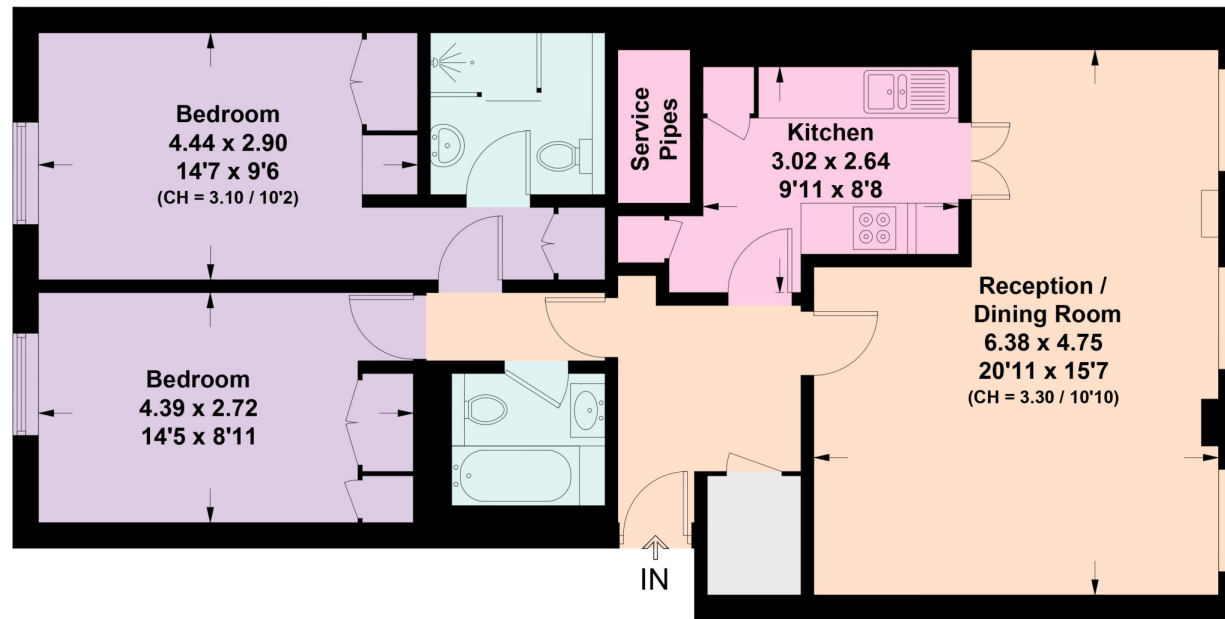




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Approximate Gross Internal Floor Area
83.4 sq m / 898 sq ft

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](https://www.knightfrank.co.uk)

We would be delighted to tell you more

James Robinson
+44 207 861 1771
james.robinson@knightfrank.com

Fred Dashwood
+44 20 7861 1754
fred.dashwood@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.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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