



Rutland Court, Kensington Road **SW7**

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# Rutland Court, Kensington Road SW7

An outstanding four-bedroom duplex apartment situated in a highly desirable and secure building, directly opposite Hyde Park.

This period apartment has fabulous proportions and offers in the region of 2248 sq ft of living space across the first and raised ground floors. The property's accommodation on the first floor comprises a grand entrance hall that leads into the double reception room which benefits from excellent ceiling heights and an abundance of natural light. To the rear of the property, there is a spacious kitchen and guest W/C. Through the landing there is a large principal double bedroom with access to a small balcony, single bedroom and family bathroom. On the raised ground floor, there is a further double bedroom, single bedroom and bathroom.



**Offers in excess of:** £4,000,000

**Tenure:** Share of freehold plus leasehold, approximately 960 years remaining

**Service charge:** £17,846.40 per annum, reviewed every year, next review due 2025

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** H

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. Sloane Square and the world-famous landmarks of the Natural History museum and Victoria & Albert museum, as well as Hyde Park are moments away.



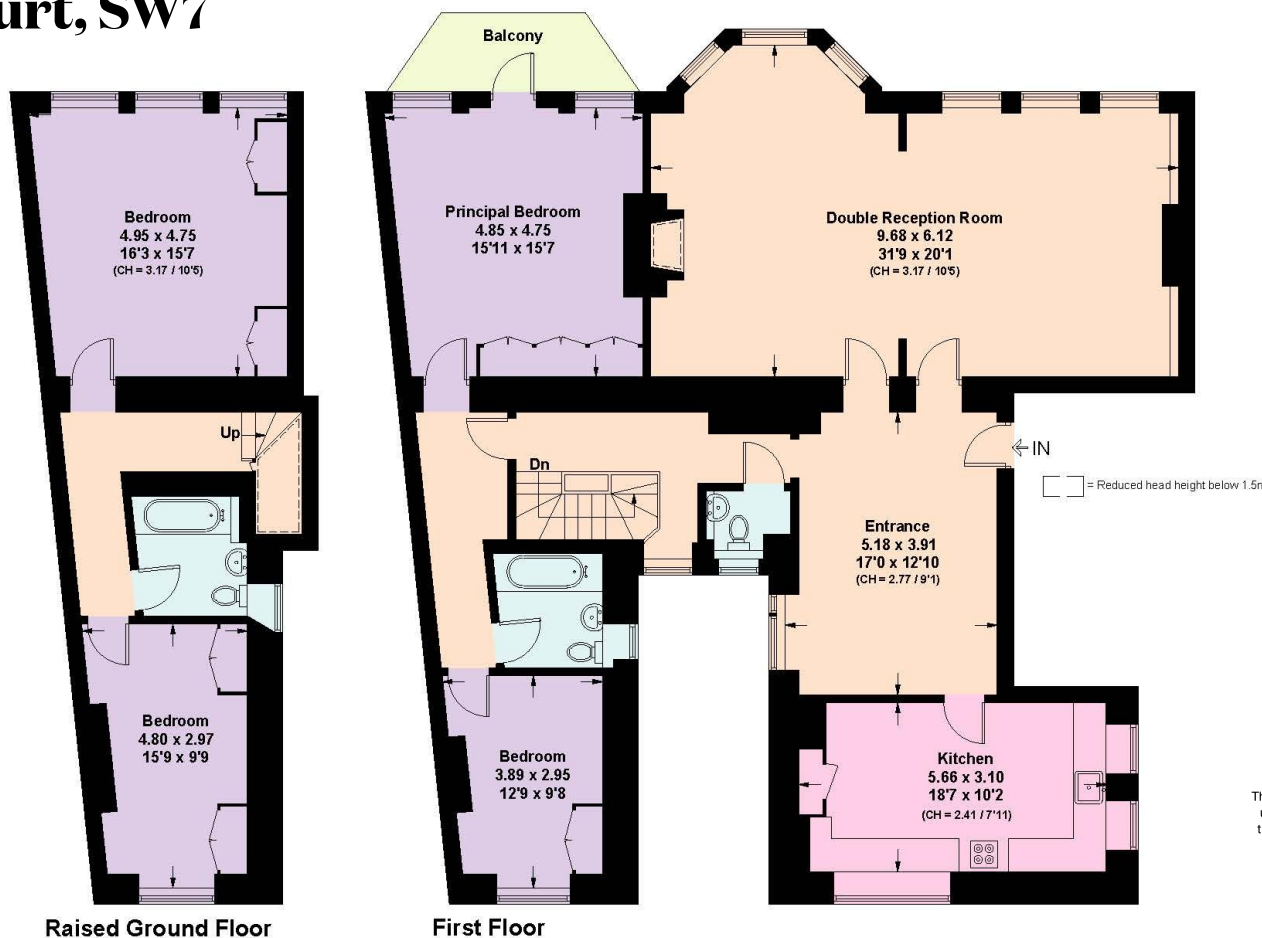






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Approximate Gross Internal Floor Area 208.9 sq m / 2,248 sq ft



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  
Roly Ingleby MacKenzie  
020 7861 1790  
[roly.im@knightfrank.com](mailto:roly.im@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 March 2023. Photographs and videos dated March 2023.

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