



Rutland Gate  
Knightsbridge, SW7

**STRUTT  
& PARKER**  
BNP PARIBAS GROUP



## Impressive first floor flat with views towards Hyde Park

This outstanding three-bedroom flat is located on the first floor of a white stucco fronted building in the heart of Knightsbridge.



**1 RECEPTION ROOMS**



**3 BEDROOMS**



**2 BATHROOMS**



**SHARE OF FREEHOLD**



**1,528 SQ FT**



**GUIDE PRICE  
£3,500,000**



### The property

The apartment offers an open plan kitchen onto an exceptional drawing room with floor to ceiling windows, three double bedrooms and two balconies. The building benefits from having a resident caretaker and the flat has a share of freehold.

\*Please note that the photographs show the house as previously furnished.



### Location

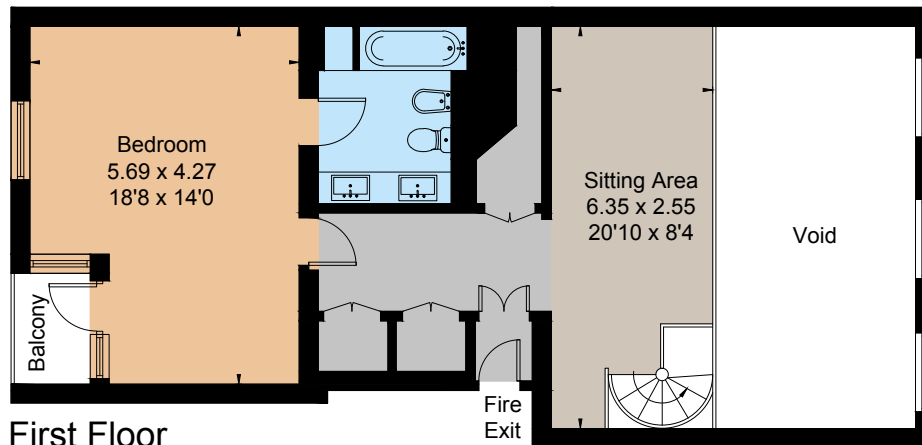
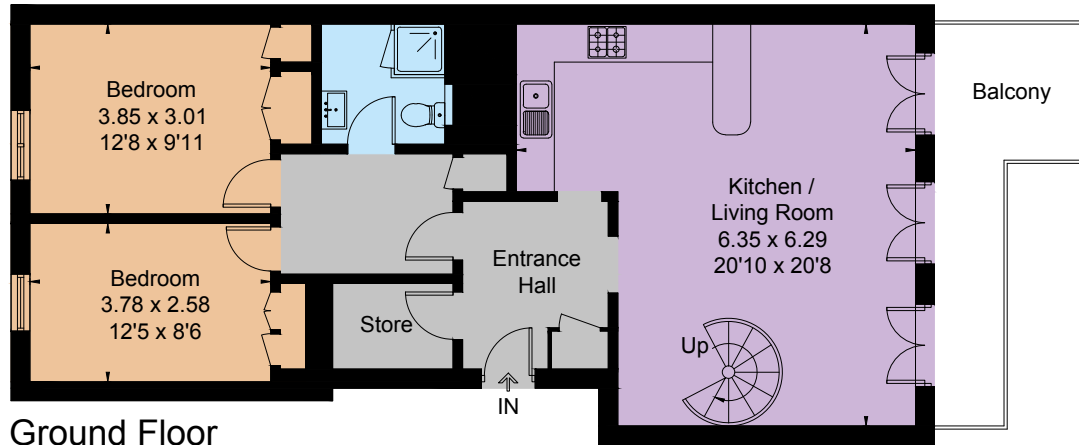
Rutland Gate is a well-known garden square address which is just to the south of Hyde Park and is moments away from the internationally renowned shops and restaurants of Knightsbridge. Also nearby are South Kensington to the west and Mayfair to the east.











### Floorplans

Gross internal area 1,528 sq ft (142 sq m)  
 Excluding Void  
 For identification purposes only.

### General

Tenure: Share of Freehold

Local Authority: City of Westminster

Service Charge: £6,548.10 annually

Council Tax: Band H

EPC Rating: C

Parking: Residents' permit

Broadband: Yes

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## Knightsbridge & Belgravia

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