RUSSELL SIMPSON

Three-bedroom flat with exceptional views on a sought-after Knightsbridge garden square

ERESBY HOUSE
KNIGHTSBRIDGE SW7

Eresby House

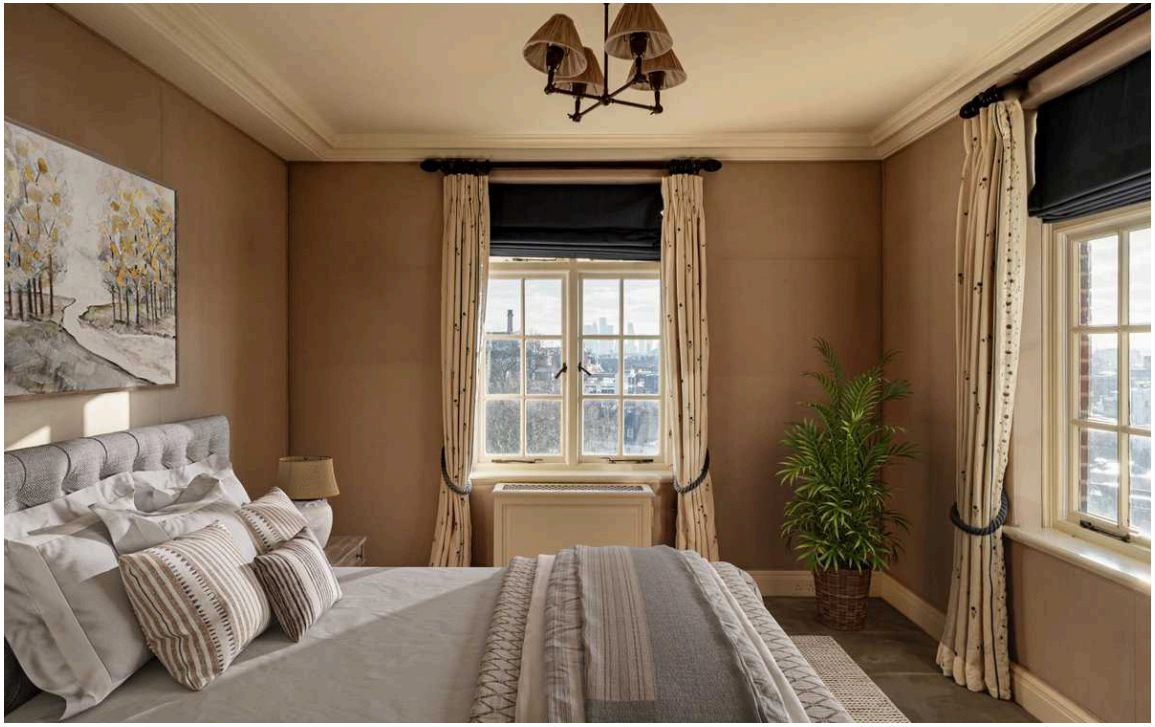
£2,750,000

BEDROOMS 3	INTERNAL 1,412 SQ FT 131 SQM	OUTDOOR 12 SQ FT	COUNCIL Westminster City
BATHROOMS 2		EPC F	COUNCIL TAX H
TENURE Share of freehold	LEASE LENGTH 959 YEARS	GROUND RENT —	SERVICE CHARGE £24,431 P/Y

The Property

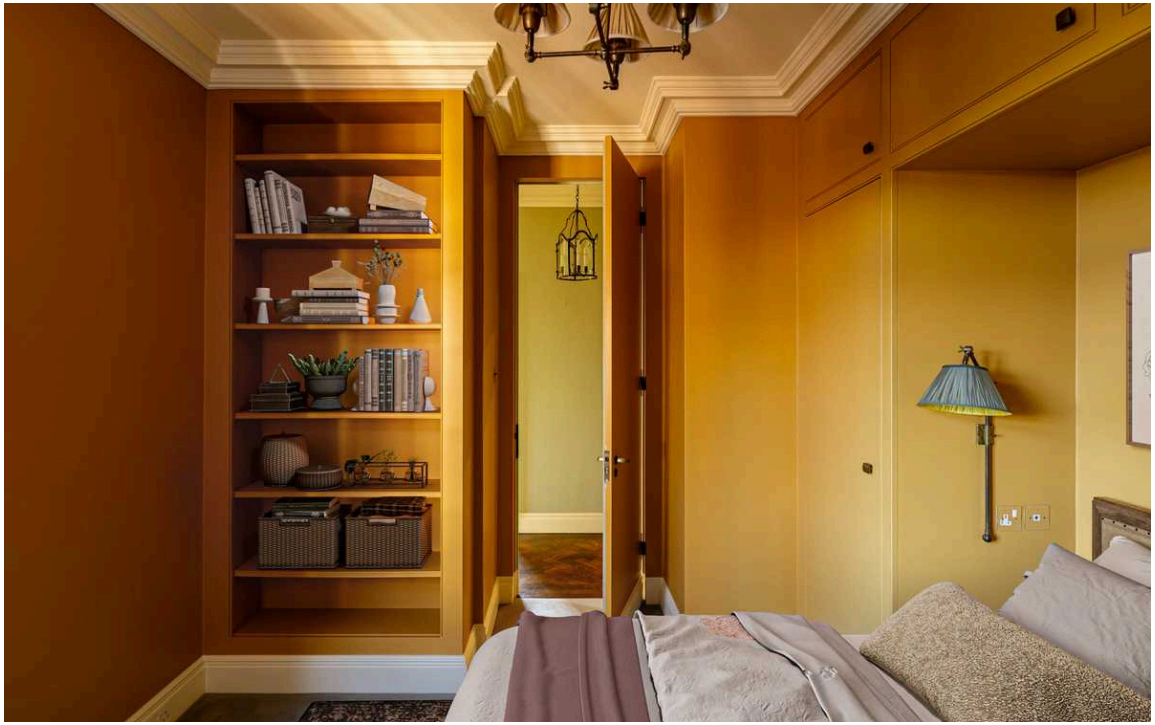
Spacious and stylish flat in a prestigious Art Deco apartment block close to Hyde Park

Stepping into the flat on the sixth floor, the entrance hall leads into a generous reception room. As well as space for separate dining and seating areas, a pair of double French doors open onto west-facing balconies, filling the room with afternoon light. This side of the flat also features a kitchen with fitted units, a guest WC and a bathroom. CGI images have been used.



The Bedrooms

The other half of the flat offers three bedrooms. The principal bedroom has an ensuite bathroom with a bath. The other two bedrooms have inbuilt wardrobe space, with further storage in the corridor.



The Design

The flat is decorated in a tasteful traditional style, with wooden floors in the common areas and elegant bathrooms.

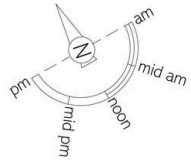
The Neighbourhood

The flat includes a pair of west-facing balconies with beautiful rooftop views.

Eresby House is an attractive Art Deco apartment building on Rutland Gate. It was constructed in the 1930s, and offers both lift and porter.

Rutland Gate is one of the most sought-after addresses in London. A double square of grand terraces built in the early Victorian era, it occupies the site of Rutland House, former home to the Duke of Rutland.

From here, the excellent restaurants and shops of Knightsbridge are a short walk away, as well as the underground station. In addition, the open spaces of Hyde Park and Kensington Gardens are within easy reach. Finally, the word-class cultural venues of South Kensington are close.



Eresby House, Rutland Gate, SW7

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Approximate Internal Area
1,412 sq ft/ 131 sq m

Outside Area
13 sq ft/ 1 sq m

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.

Sixth Floor

RUSSELL
SIMPSON

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