



RUSSELL SIMPSON

Large lateral flat on a prestigious
Knightsbridge garden square

RUTLAND GATE
KNIGHTSBRIDGE SW7

Rutland Gate

Sold

BEDROOMS 3	INTERNAL 1,695 SQ FT 157 SQM	OUTDOOR 117 SQ FT	COUNCIL —
BATHROOMS 2		EPC D	COUNCIL TAX H
TENURE Share of freehold	LEASE LENGTH 958 YEARS	GROUND RENT —	SERVICE CHARGE £13,170 P/Y



The Property

Grade II listed three bedroom flat in a grand white stucco townhouse close to Hyde Park.



Indoor Spaces

Entering the flat on the fourth floor, a central corridor connects the main rooms. On one side is a reception room with a wide bank of windows, leading through to a dining room with French doors that open onto the terrace. Next door is a galley kitchen, offering easy access to both the dining and reception room.





The Bedrooms

Three bedrooms occupy the other side of the property. This includes a generous principal bedroom with ensuite bathroom, and two more bedrooms sharing a third bathroom. These rooms benefit from built-in storage, as does the central corridor.

The property is decorated in a traditional fashion, fitting the historic character of the square, but with the potential to be reimagined for modern living.

img 1

Principal bedroom

img 2

Principle bedroom's ensuite





Outside Spaces

The property includes a terrace with views over the garden square. In addition, the building has both a lift and a porter. Finally, residents have the right to access the communal garden.



The Neighbourhood

Rutland Gate is one of the most sought-after addresses in London. It consists of a double square of grand stucco townhouses built in the early Victorian era on the site of Rutland House, former home to the Duke of Rutland. The exclusive restaurants and shops of Knightsbridge are a short walk away, and so too the underground station. In addition, the open spaces of Hyde Park and Kensington Gardens are within easy reach. The word-class cultural venues of South Kensington are likewise close.

Rutland Gate, SW7

Approximate area
157.5 sq m / 1695 sq ft

Including limited use area
(2.4 sq m / 26 sq ft)

Approx external area
(10.9 sq m / 117 sq ft)

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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.



Fourth Floor

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