

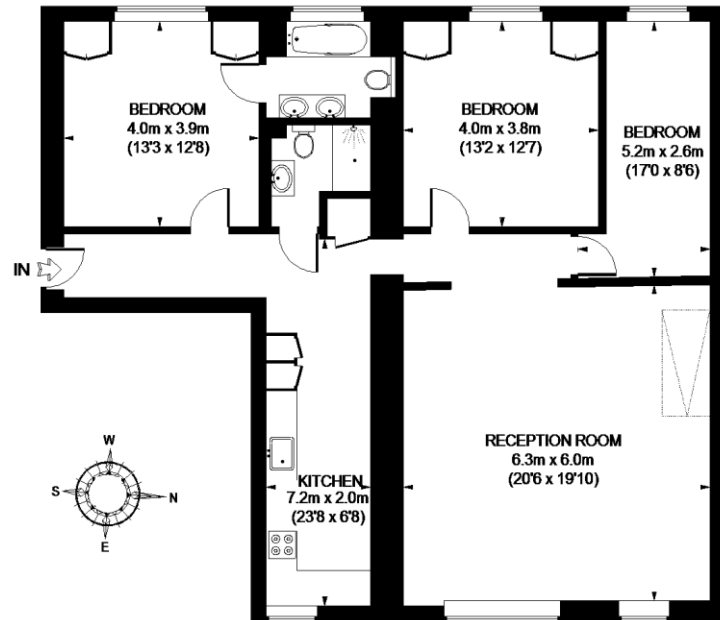
# Rutland Gate

KNIGHTSBRIDGE, SW7 1PL

Kaye & Carey



## RUTLAND GATE



### FOURTH FLOOR

APPROXIMATE GROSS INTERNAL AREA  
1342 SQ. FT. (124 SQ. M.)



A fantastic two/three bedroom lateral penthouse apartment with lift access and a dramatic reception room having a high vaulted ceiling offering superb volume and light.

The flat is presented in very good condition with wooden floors, a Poggenpohl kitchen, a high quality bathroom (en-suite) and a steam shower, Lutron lighting and heating below the marble floors.

Forming part of a period building comprising several stucco-fronted houses, residents benefit from a day porter 7 days a week (with out of hours service) and use of the square gardens.

Rutland Gate is quietly positioned between Hyde Park and all the amenities of Knightsbridge.

2 DOUBLE BEDROOMS, BEDROOM 3/STUDY, BATHROOM, STEAM SHOWER ROOM, LARGE RECEPTION ROOM, KITCHEN, LIFT, PORTER, USE OF SQUARE GARDENS

**Lease: 964 years plus share of freehold**

**Service Charge: Approx £6,800 to include portage, heating and hot water**

**Price: £2,995,000 Subject to Contract**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(56-68) <b>D</b>		
(39-54) <b>E</b>	40	42
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Kaye & Carey, their clients and any joint agents give notice that:

a) They have no authority to make or give any representations or warranties in relation to the property. b) These sales particulars do not constitute an offer or contract. c) Any areas, measurements or distances are approximate. d) The text, photographs and plans are not necessarily comprehensive and are for guidance only. e) It should not be assumed that the property has all necessary planning, building regulations or other consents. f) Kaye & Carey have not tested any services or appliances. g) Prospective purchasers must satisfy themselves by inspection or otherwise to the correctness of the information given.

# Kaye & Carey

020 7590 0066

4 Yeoman's Row, Brompton Road, London SW3 2AH

[www.kayeandcarey.co.uk](http://www.kayeandcarey.co.uk)