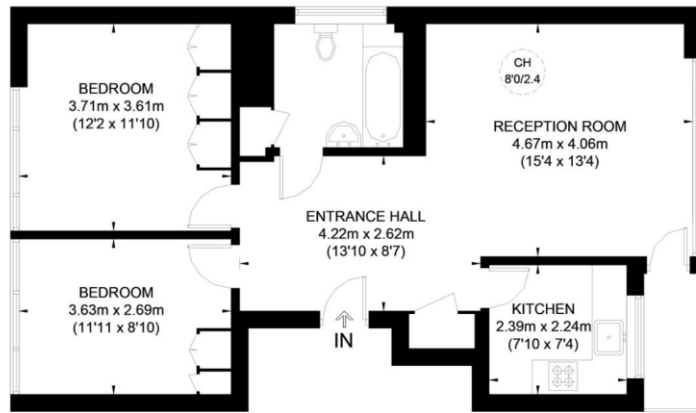


Rutland Gate House, 43-44 Rutland Gate

KNIGHTSBRIDGE, SW7 1PB

Kaye & Carey





FIFTH FLOOR

RUTLAND GATE



APPROXIMATE GROSS INTERNAL AREA
FIFTH FLOOR
725 SQ. FT. (67.4 SQ. M.)



Full of natural light this is a well arranged two bedroom top floor apartment with a south facing balcony. Situated on the 5th floor of a modern building, with a lift, it has fabulous roof top views over Knightsbridge and over the gardens of the square.

Although well presented, it would benefit from some improvement to the bathroom which could be rearranged to provide two shower rooms (1 en-suite)



PLEASE NOTE:

THE PROPERTY WAS RECENTLY LET AT £795 PER WEEK (£41,340 PER ANNUM) SO IDEAL AS A RENTAL INVESTMENT

2 DOUBLE BEDROOMS, BATHROOM, LARGE RECEPTION ROOM WITH ACCESS TO BALCONY, KITCHEN.

LIFT, SPECTACULAR VIEWS, CLOSE TO HYDE PARK

Leasehold: Approx. 127 years remaining
Ground Rent: £275 per annum until 2029, then doubling every 25 years
Service Charge: Currently £4,685 per annum.
Guide Price: £1,450,000 Subject to Contract

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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