

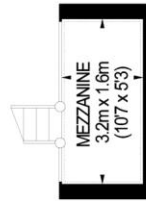
Rutland Gate

KNIGHTSBRIDGE, SW7 1PD

Kaye & Carey



RUTLAND GATE



FIRST FLOOR

□ = REDUCED HEADROOM BELOW 1.5 M / 5'0

APPROXIMATE GROSS INTERNAL AREA
FIRST FLOOR = 627 SQ. FT. (58.2 SQ. M.)
MEZZANINE (INCLUDING REDUCED HEADROOM) = 62 SQ. FT. (5.7 SQ. M.)
TOTAL = 689 SQ. FT. (63.9 SQ. M.)

MEZZANINE



LETTING INVESTMENT

Currently let at **£950 per week until 13th July 2021**, an exceptional one bedroom flat, with a balcony, on the first floor of this substantial stucco-fronted period building facing West over one of Knightsbridge's premier garden squares.

Rutland Gate lies just to the south of Hyde Park and is only a short walk from all the facilities of Brompton Road including Harrods and Knightsbridge Tube station.



Bedroom with en-suite Shower Room
Guest WC
Reception Room with open plan Kitchen
Balcony

Leasehold: Expiring March 2157

Guide Price: £1,495,000 Subject to Contract

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	77
(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	

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