

RUTLAND GATE | SW7

Winkworth





# Rutland Gate

Knightsbridge, London SW7 1PD

**ASKING PRICE: £585,000** (*subject to contract*)

A well-positioned, raised ground floor apartment, in need of complete modernisation throughout.

The lease expires in 2058 and our Client qualifies under the Leasehold Reform Act and can assign the right to extend the lease by a further 90 years to an incoming purchaser. Please contact the office to discuss this in more detail.

The location of the apartment is particularly advantageous, as it is close to some of London's top attractions. Hyde Park, one of London's most iconic parks, is just moments away. The apartment is also within easy reach of the designer shops and restaurants of Knightsbridge and the cultural attractions of South Kensington.

**TENURE:** Leasehold. 99 years from 24 June 1958; therefore 33 years remain.

*Our Client qualifies under the Leasehold Reform Act and can assign the right to extend the lease to an incoming purchaser. Associated costs, including the premium, will be borne by the buyer.*

**GROUND RENT:** £50 per annum

**SERVICE CHARGE:** £4,430.20 per annum payable quarterly

**LOCAL AUTHORITY:** City of Westminster

**COUNCIL TAX BAND:** Band F

**EPC RATING:** D







## Location:

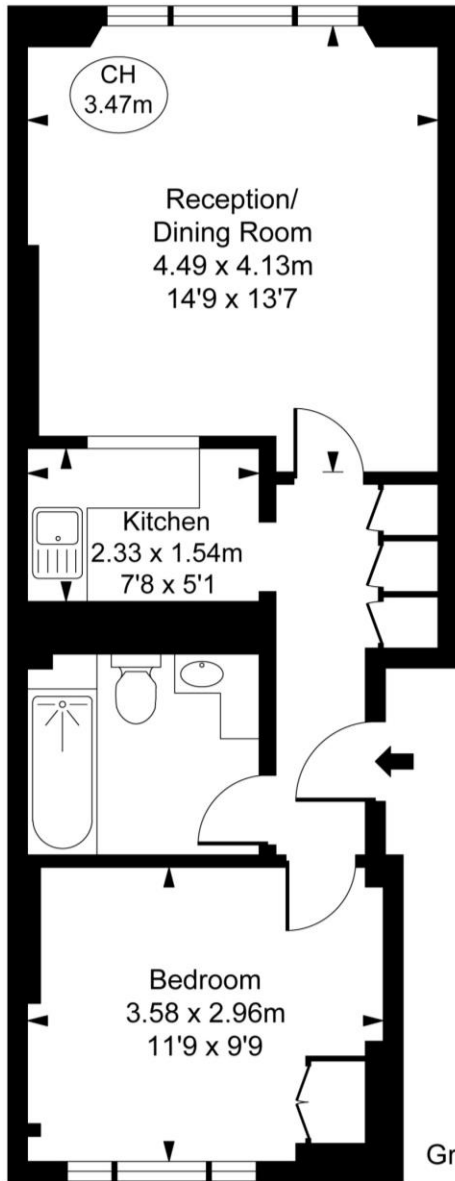
Rutland Gate is an affluent street located in Knightsbridge, London. The properties in Rutland Gate are highly sought after due to their prime location, as they are situated just a short walk from some of the most iconic landmarks in London, such as Hyde Park, Harrods, the Royal Albert Hall, and the Natural History Museum. The nearest underground stations are at Knightsbridge (Piccadilly line) and South Kensington (District, Circle and Piccadilly lines).

**One Bedroom | Short Lease | Close to Hyde Park | GIA 470 ft<sup>2</sup> | EPC Rating D**

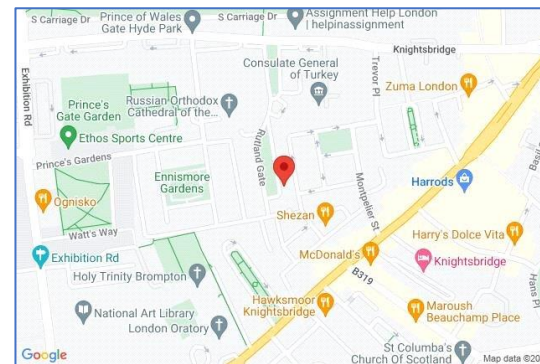


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Approximate Gross Internal Area  
43.64 sq m / 470 sq ft  
( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Knightsbridge & Chelsea | 020 7589 6616  
knightsbridge@winkworth.co.uk



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