

Eresby House

Rutland Gate SW7

Rutland Gate is located opposite Hyde Park, North of Knightsbridge. The subject property offers over 1300 sq ft of space which includes a well proportioned flat featuring a large double reception room with space for a dining area and access to a small balcony. There is a separate eat-in kitchen. The two double bedrooms benefit from fitted wardrobes and are in close proximity to both the shower room and the bathroom.

The property further includes a separate staff room on the seventh floor of the building which has use of a communal bathroom. In addition, there is a guest WC and a storage unit on the lower ground floor.

The nearest tube station is Knightsbridge Underground (Piccadilly Line). The international luxury department store Harrods is 0.4 miles away on Brompton Road. Furthermore, Imperial College London, a world-class research university, is located on Exhibition Road, 0.2 miles away.

Porter 24 hrs - Bedroom 2 - Bathroom 2 - Cloakroom - Staff Accommodation



£2,000,000 STC - Leasehold 83 years remaining & Share of Freehold





Asking Price - £2,000,000

Subject to Contract

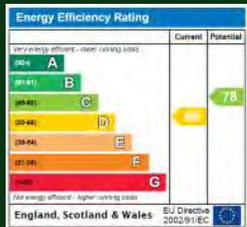
Tenure - Share of Freehold & Leasehold Exp. 2105

Local Authority - City of Westminster

Service Charge - £13,866 incl. sinking fund for the financial year ending 01.04.22

Separate charges apply for staff accommodation.

EPC Rating - D

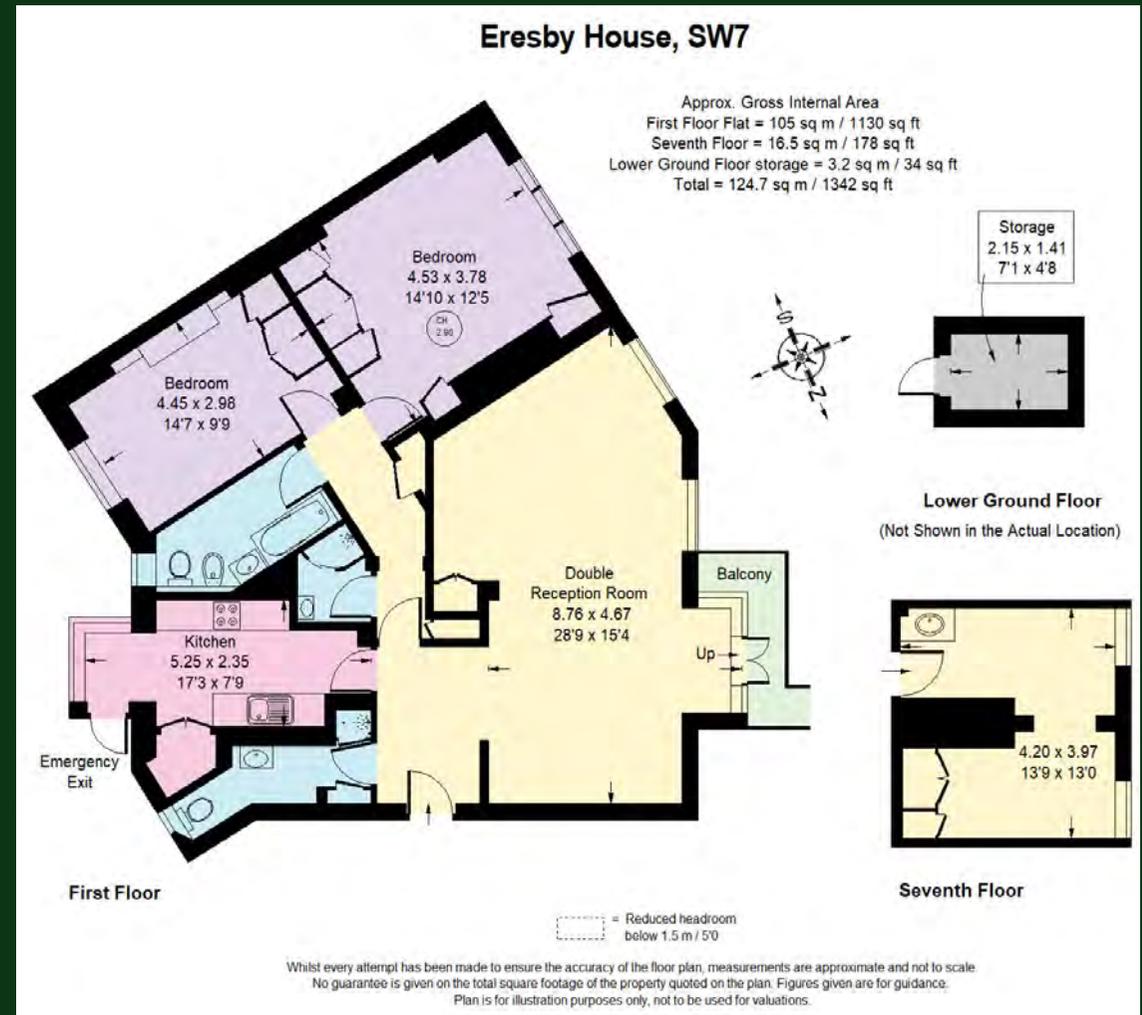


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Joint Agents

Courtney Manton - Alberto Cordero - Mary Clark



These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.

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