



RUTLAND GATE, SW7
£650,000 SHARE OF FREEHOLD

A TOP FLOOR STUDIO FLAT SITUATED WITHIN A FORMER WHITE STUCCO TERRACED HOUSE A SHORT WALK FROM HYDE PARK

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DESCRIPTION:

A top floor studio flat situated within a former white stucco terraced house near to Brompton Road and Hyde Park. The property comprises a smart communal entrance, entrance lobby, communal gardens, resident parking, large single aspect studio room, fully fitted modern open-plan kitchen, separate sleeping area (reduced height) and contemporary shower room.

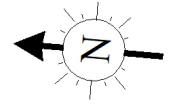




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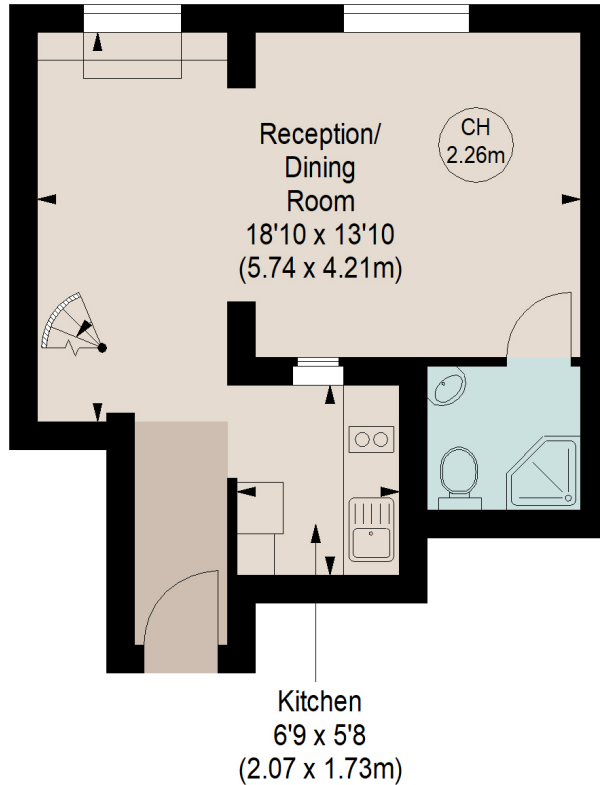
Approximate gross internal area

492 sq ft / 45.71 sq m



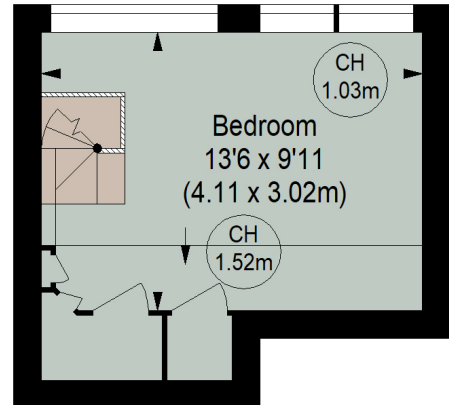
Key :

CH - Ceiling Height



FOURTH FLOOR

(343 sq ft)



MEZZANINE

(149 sq ft)

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		18	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
			



Tenure: Share of Freehold

Term: 949 years

Service Charge: £2,300 pa

Ground Rent: Peppercorn

Council Tax Band: H

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.