



RUTLAND GATE, LONDON, SW7
£700,000 LEASEHOLD

DESCRIPTION:

A bright two-bedroom flat on the third floor (with a lift) of a white stucco-fronted building on Rutland Gate. The lease expires in 2058, therefore just 33 years remain. 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. Associated costs, including the premium, will be borne by the buyer.

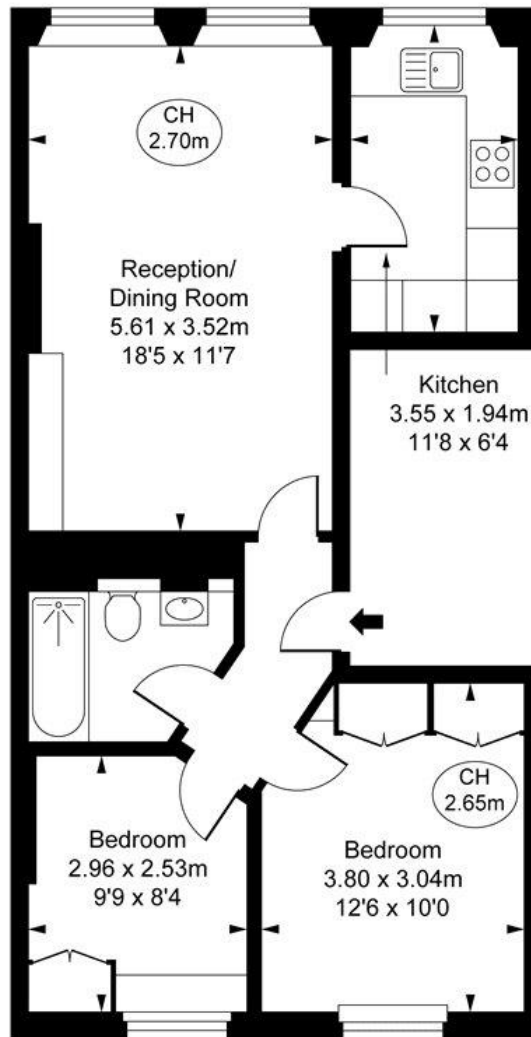
Knightsbridge & Chelsea | 0207 589 6616 | knightsbridge@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

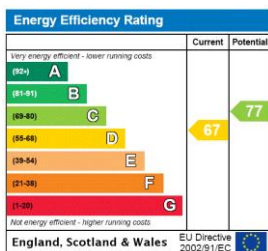
Rutland Gate, SW7
 Approximate Gross Internal Area
 55.21 sq m / 594 sq ft
 (CH = Ceiling Heights)



Third Floor

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.
 © Fulham Performance

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Leasehold
 Term: Expires - 23/06/2057
 Service Charge: £6,448 per annum
 Ground Rent: £ 50 Annually
 Council Tax Band: G

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.

Knightsbridge & Chelsea | 0207 589 6616 | knightsbridge@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including fumishings.