



**RUTLAND GATE, SW7**  
**£950,000 LEASEHOLD**

**DESCRIPTION:**

Situated within an elegant white stucco building, this delightful studio apartment graces the raised ground floor, offering a picturesque view from its large bay windows onto the garden square. Boasting a well-maintained interior, this charming flat makes an excellent choice for a Pied-à-Terre or as an investment property. Its layout seamlessly divides the sleeping area, creating the feel of a one-bedroom flat, while the impressive ceiling height adds to the sense of spaciousness.

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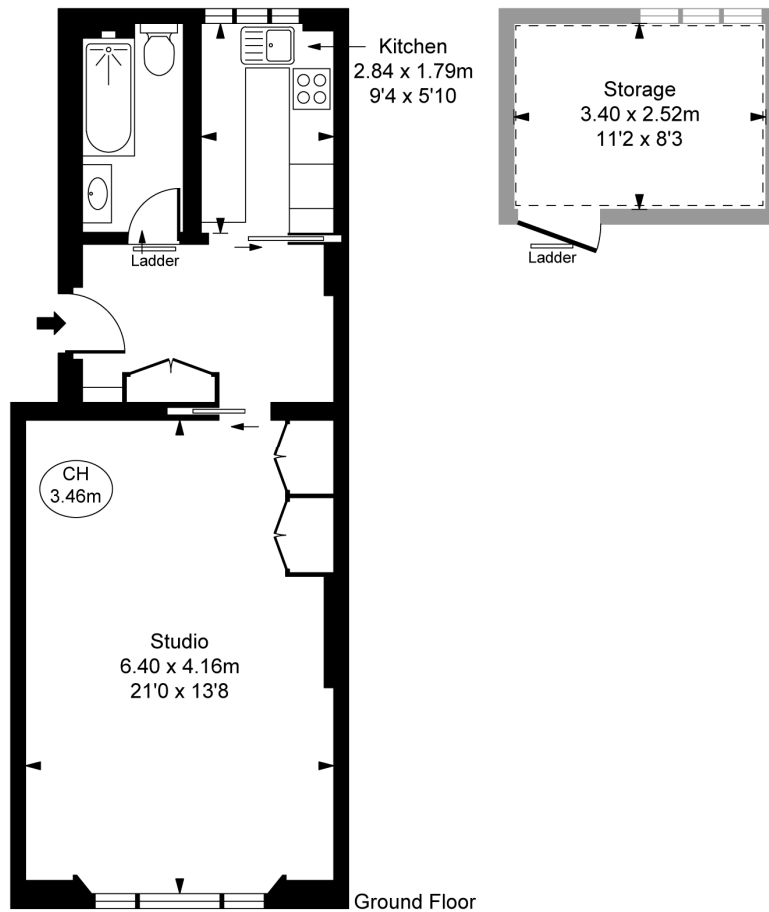
## Rutland Gate, SW7

Approximate Gross Internal Area  
 44.63 sq m / 480 sq ft  
 Storage  
 8.57 sq m / 92 sq ft



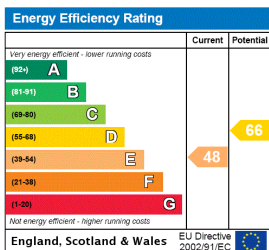
**Total Areas Shown On Plan**  
**53.20 sq m / 573 sq ft**

( Including restricted height  
 under 1.5m [ - - - - - ] )  
 ( 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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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:** 200 years  
**Service Charge:** £1,576 per annum  
**Ground Rent:** Peppercorn  
**Council Tax Band:** E

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.

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