



**RUTLAND GATE, KNIGHTSBRIDGE, LONDON, SW7**  
**£738 PER WEEK UNFURNISHED**

## **TWO BEDROOM APARTMENT WITH A FURTHER STUDY IN A PERIOD TERRACED TOWNHOUSE.**

**Knightsbridge & Chelsea | 0207 589 6616 | [knightsbridge@winkworth.co.uk](mailto:knightsbridge@winkworth.co.uk)**

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

[winkworth.co.uk](http://winkworth.co.uk)

**Winkworth**

**for every step...**



## DESCRIPTION:

Accessed via a private street entrance, this property is well-presented, situated on the lower ground floor and featuring a former vault area, now transformed into a double bedroom or home office.

The flat offers generously proportioned rooms with lofty ceilings and ample fitted storage. Noteworthy is the spacious reception room showcasing a striking fireplace, dining area, and an open-plan kitchen. Additionally, the rear section of the apartment offers direct access to the private Mews situated at ground floor level behind the building. Rutland Gate enjoys close proximity to Hyde Park.

The accommodation includes: a private street entrance with a front patio area, an entrance lobby, a reception room with an open-plan kitchen and dining area, a home office, two further bedrooms, a family bathroom, a separate ground floor communal entrance, communal garden access, and eligibility for City of Westminster parking permits.

Central heating is installed throughout the property, and fibre broadband connectivity is available. The property falls under council tax band F.

*Prospective tenants should note that, in addition to rent, a holding deposit equal to one week's rent (for an AST) or two weeks' rent (for non-AST agreements) is payable, along with a tenancy deposit of either six weeks' rent (for non-AST agreements with an annual rent over £50,000) or five weeks' rent (for AST agreements with an annual rent below £50,000). If the landlord permits pet ownership, a higher deposit (for non-AST agreements) or higher weekly rent (for AST agreements) may be required. Furthermore, there will be an administration fee of £300 and referencing fees of £80 per person applicable to non-AST rentals. All fees mentioned are inclusive of VAT. For further details, please visit: [www.winkworth.co.uk](http://www.winkworth.co.uk)*

**Winkworth**

for every step...



**Winkworth**

for every step...

Rutland Gate, SW7  
 Approximate Gross Internal Area  
 72.17 sq m / 777 sq ft

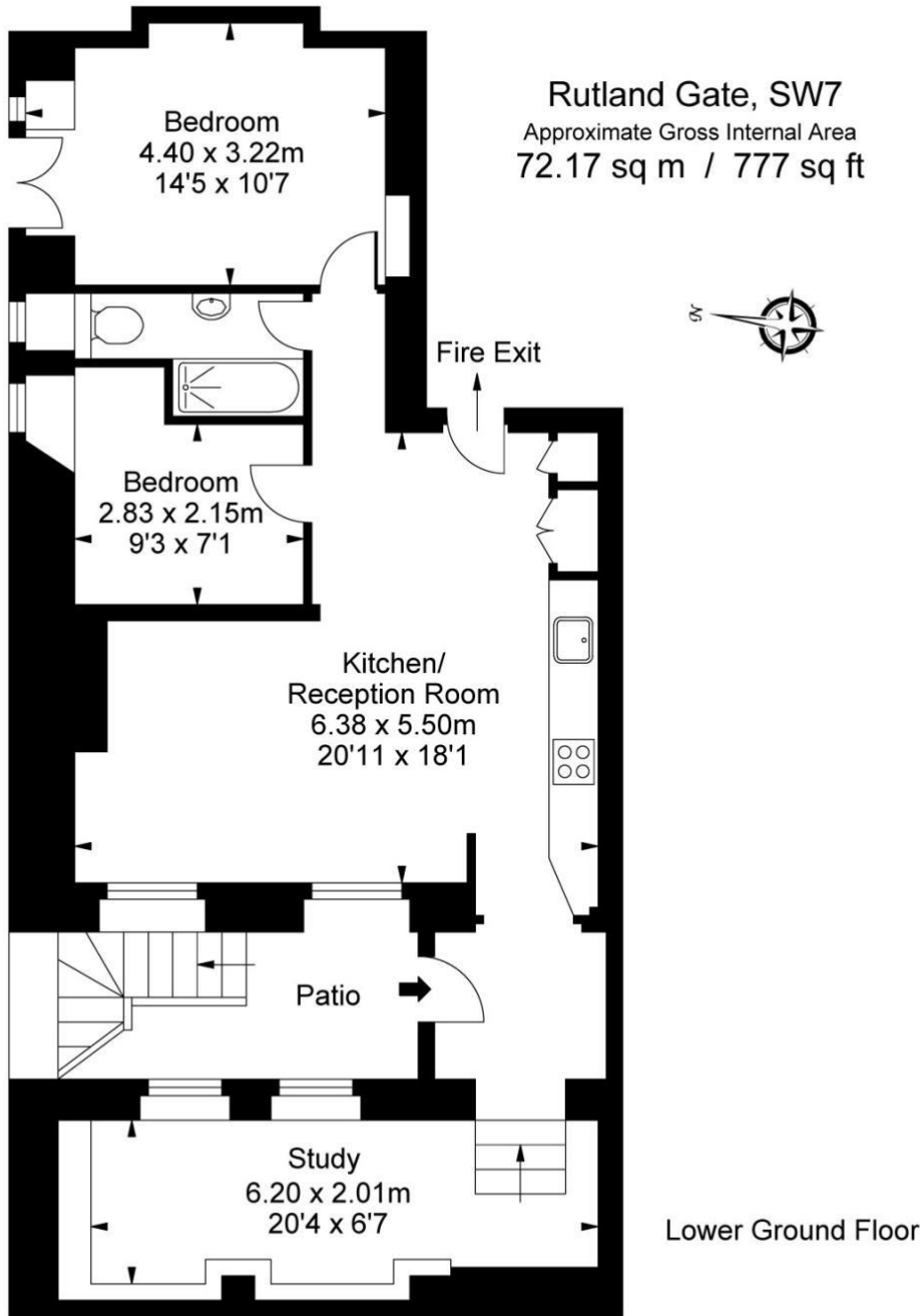
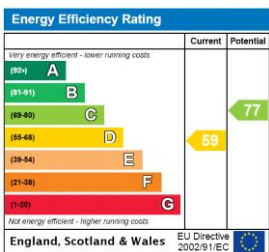


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
 ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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.



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

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 furnishings.