



**RUTLAND GATE, SW7**  
**£725,000 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.



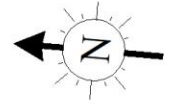




# RUTLAND GATE, SW7

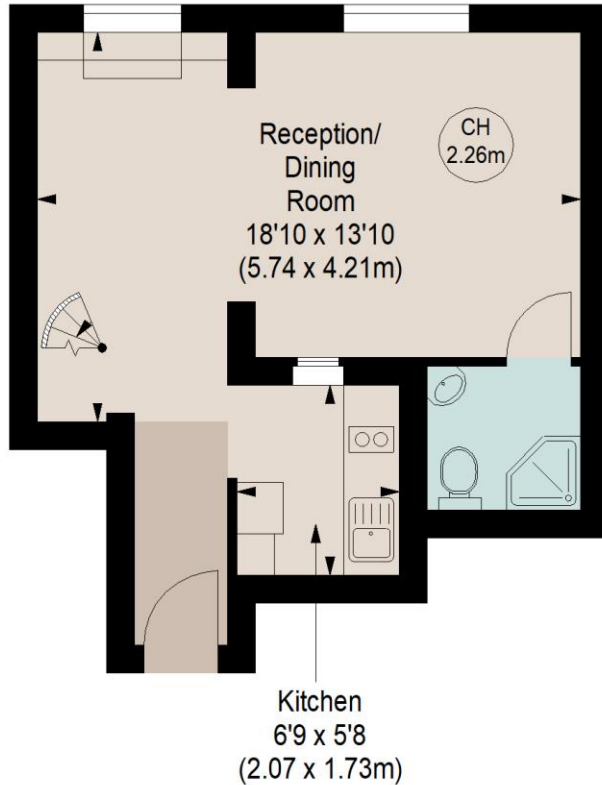
Approximate gross internal area

492 sq ft / 45.71 sq m



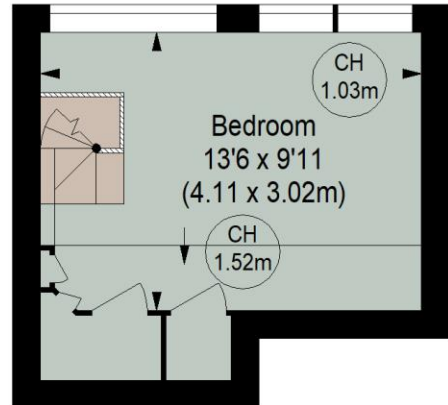
Key :

CH - Ceiling Height



## FOURTH FLOOR

(343 sq ft)



## MEZZANINE

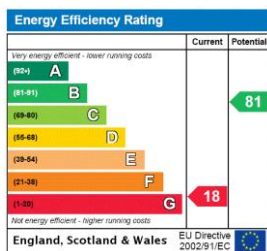
(149 sq ft)

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.

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:** Share of Freehold

**Term:** 949 years and 8 months

**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.