

RUTLAND COURT, SW7  
GUIDE PRICE £7,500,000



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## RUTLAND COURT, SW7

GUIDE PRICE £7,500,000

2,255 SQ FT / 209.5 SQ M | 3 BEDROOMS | SHARE OF FREEHOLD | CITY OF WESTMINSTER

A luxurious, three bedroom lateral apartment of 2255 sq ft/ 209.49 sq m, in the heart of Knightsbridge. The property is ideally situated on the raised ground floor and has been refurbished to the highest standards with immaculate finishes in birds-eye walnut sycamore, fabric covered walls, polished plaster, slab marble and underfloor heating and air conditioning throughout.

The apartment comprises a double reception room, media room/dining room, kitchen, utility room, cloakroom and three double bedrooms, all with ensuite bathrooms.

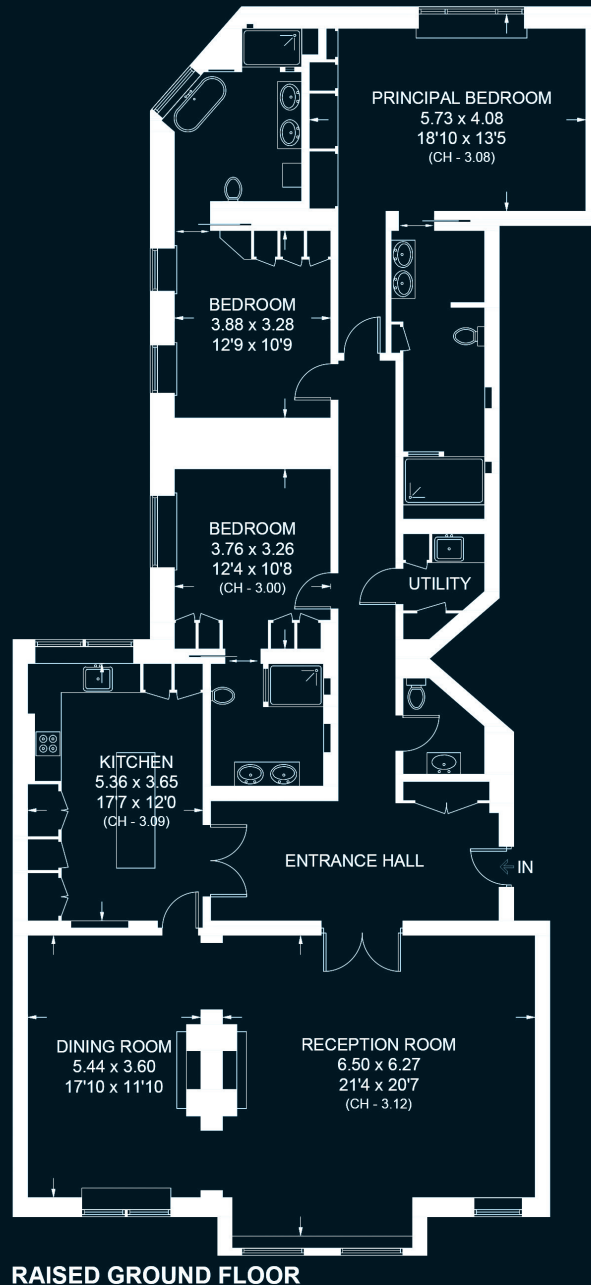
The property is located on a private road behind gates, benefitting from outstanding 24 hour security and portorage, as well as secure off street parking available for two cars.

Rutland Court is a magnificent red brick mansion block, moments away from Hyde Park and the world class selection of shops, restaurants and amenities that the area provides, in particular Knightsbridge and Sloane Street. The closest underground station is Knightsbridge (Piccadilly Line) which is conveniently located within a 0.3 mile walk of the property.





Approximate Area = 209.5 sq m / 2255 sq ft  
Including Limited Use Area (5.2 sq m / 56 sq ft)



RAISED GROUND FLOOR

## RUTLAND COURT, RUTLAND GATE, SW7

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

APPROX. GROSS INTERNAL FLOOR AREA 2255 SQ FT / 209.5 SQ M

Floor plan for identification purposes only - not to scale

Misrepresentation Act 1967.

This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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