



Rutland Court

KNIGHTSBRIDGE SW7



A faded Grande Dame close to Hyde Park

An elegant first floor duplex apartment, last refurbished in the 1970s by the world-famous interior designer Jon Bannenberg, and deserving of appropriate re-invigoration.

The three or four bedroom apartment is at the front of the building facing Hyde Park, protected behind gates and an in-and-out driveway, with 24-hour security. Floor area extends to 2,248 sq ft with living space and principal bedroom on the first floor, featuring French windows leading to a balcony, and with two further bedrooms and a bathroom on the raised ground floor below.

Rutland Court is an archetypal redbrick and Portland stone Edwardian mansion block located on one of London's rare private roads. It was designed by architect Delissa Joseph (1859-1927) and completed in 1903 as a mixture of flats and maisonettes.

The apartment is wonderfully located a short walk from Harrods and Harvey Nichols and the numerous delights that this prestigious area of London has to offer.

Summary of accommodation

entrance hall / dining room
kitchen / breakfast room
double reception room
guest WC
principal bedroom suite with dressing room / fourth bedroom
two further bedrooms and bathroom
recently refurbished common parts including a lift
communal gym
24-hour security / porter & property manager

Terms

Secure parking spaces available on annual license, subject to fees, and daily visitor parking passes similarly available.

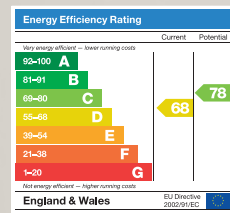
Leasehold (approx 960 years remaining) + share of freehold
Service charge (including hot water and central heating)
01/04/2023 - 31/03/2024 £17,846 + reserve fund £960
City of Westminster
Council tax band H





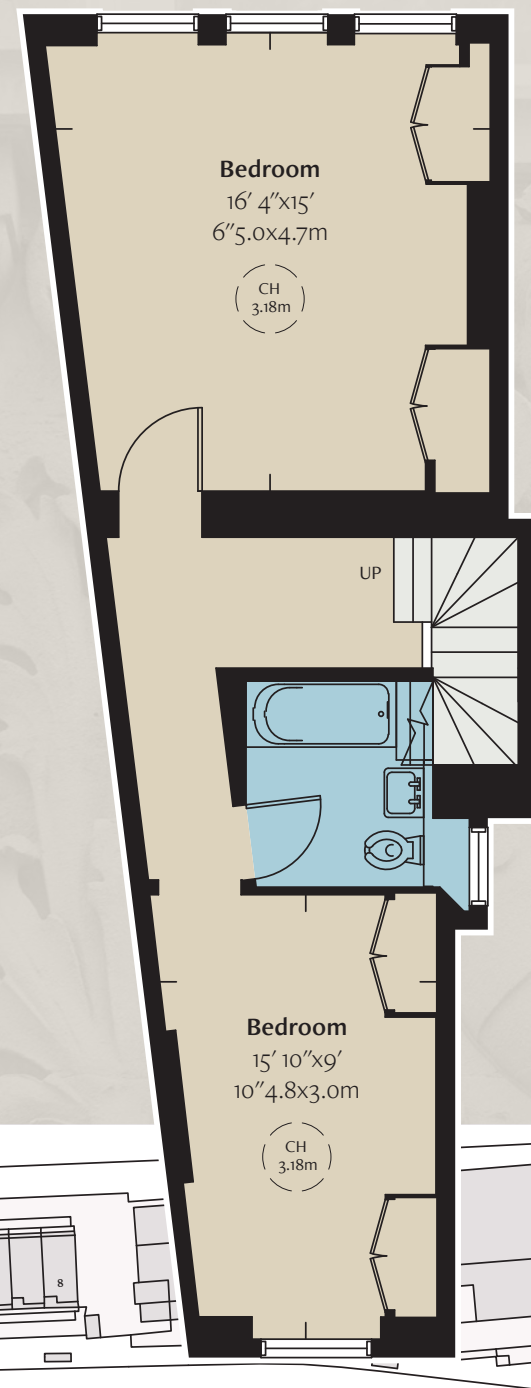




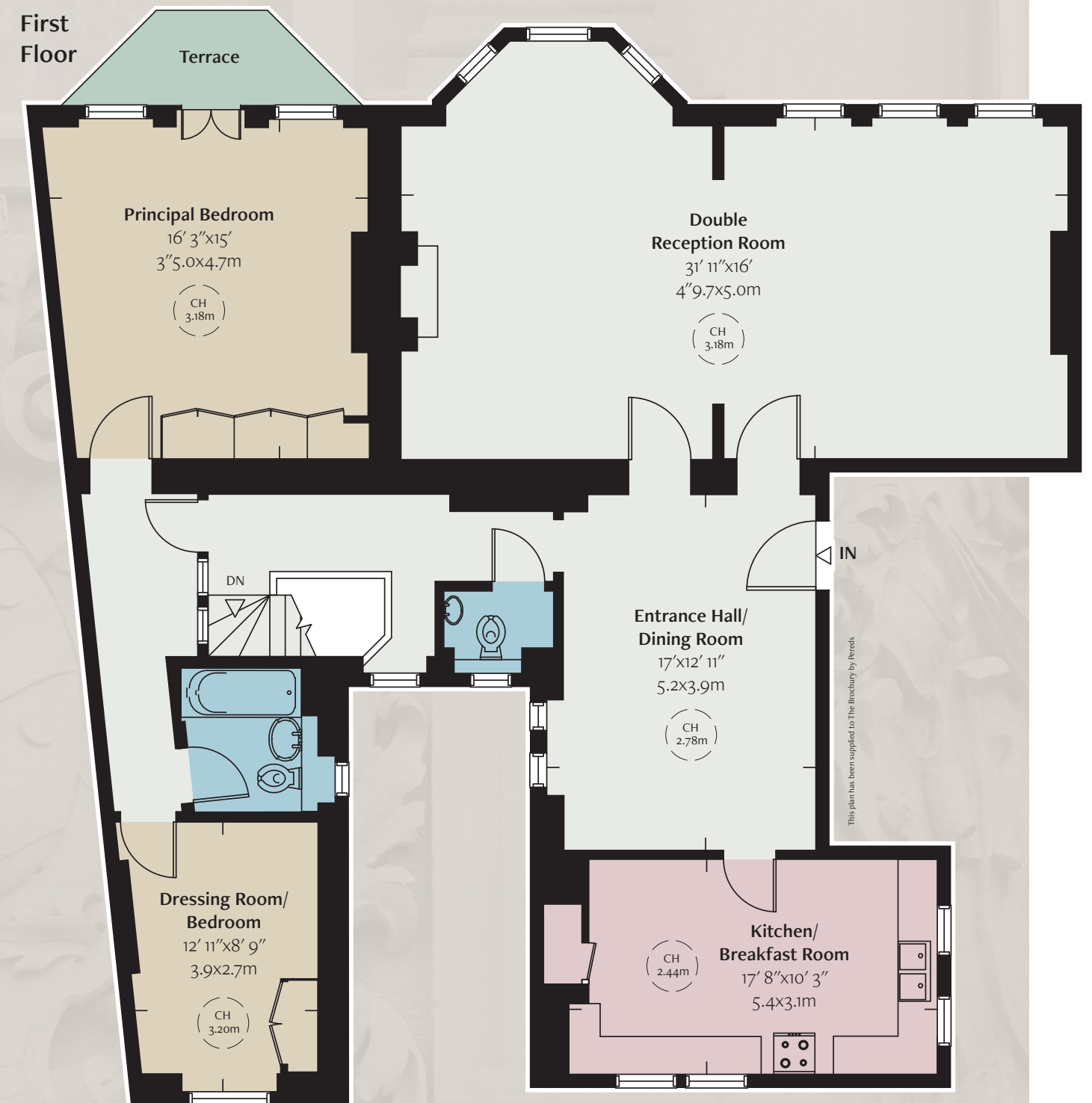


Approximate Gross Internal Area
2,226 sq ft / 207 sq m

Upper Ground Floor



First Floor



Important Notice Please be aware that descriptions of property are inevitably subjective. Those given here are intended to be fair and accurate, but they are prepared for guidance only and do not form part of any offer or contract. No responsibility is taken for errors, omissions or misstatements. Plans are for guidance only and must not be relied upon as statements of fact. Areas, measurements or distances referred to are approximate only. It should not be assumed that items shown in photographs will remain at the property. Pereds make no representations nor give any warranty whatever either during negotiations, in particulars, or elsewhere.



PEREDS

INDEPENDENT
PROPERTY CONSULTANTS

020 7221 1404

PORTLAND HOUSE, PORTLAND ROAD
HOLLAND PARK, LONDON W11 4LA
PEREDS.COM