



RUTLAND GATE, SW7
£900,000 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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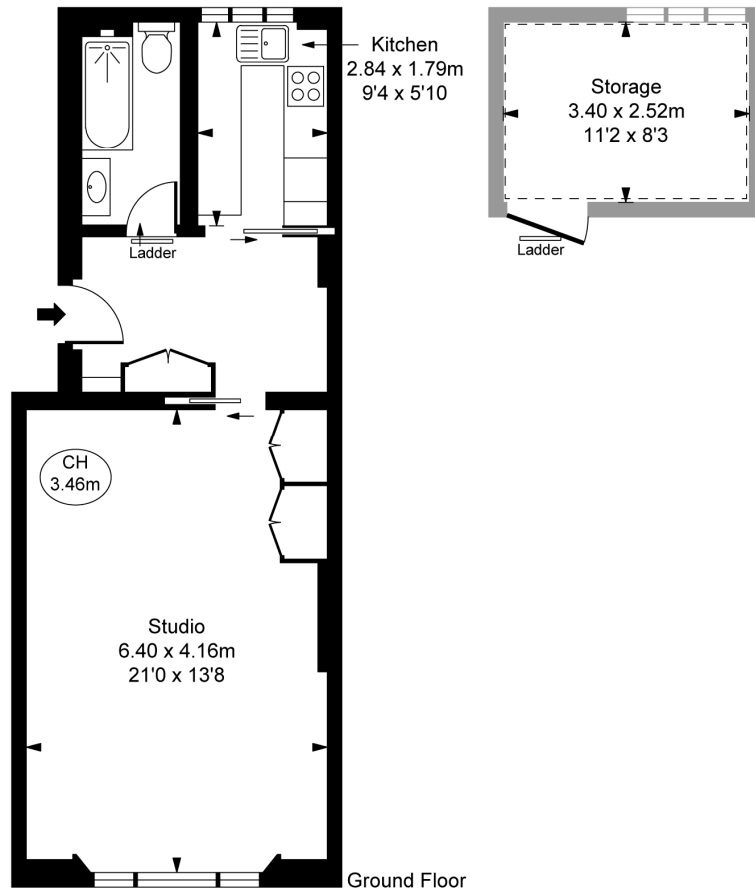
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Approximate Gross Internal Area
 44.63 sq m / 480 sq ft
 Storage
 8.57 sq m / 92 sq ft

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.

For more details visit: <https://www.winkworth.co.uk/sale/property/KBR220013>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Tenure: Leasehold
Term: Expires - 06/01/2224
Lease length: 199 Year - 7
Service Charge: £1,576 per annum
Ground Rent: Peppercorn (subject to increase)
Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the

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