

# Telegraph House

RUTLAND GARDENS  
KNIGHTSBRIDGE, SW7

A RARE OPPORTUNITY TO PURCHASE AN IMMACULATELY PRESENTED TURNKEY TWO BEDROOM DUPLEX APARTMENT, WHICH HAS BEEN COMPLETELY REFURBISHED AND ELEGANTLY INTERIOR DESIGNED TO EXACTING STANDARDS, ON A PRIVATE GATED ROAD WITH MANNED 24 HOUR SECURITY, ACROSS FROM HYDE PARK IN THE HEART OF KNIGHTSBRIDGE.

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This duplex apartment has been redeveloped to the highest of standards. There is an open plan reception room which leads onto a bespoke McCarron kitchen. Attention to detail has been applied throughout with the finest craftsmanship on display. There is bespoke joinery throughout and a modern limestone fireplace which provides a wonderful focal point. There is a master bedroom with built in Poliform storage and an en-suite bathroom. The apartment is completed by a second double bedroom with bespoke Poliform cupboards and good-sized shower room which also doubles as a guest cloakroom.

There is air conditioning in all rooms and the flat benefits from under floor heating to the ground floor and bathrooms. The apartment also benefits from Lutron Mood Lighting controlled by digitised keypads, Sonos multi-room audio system with recessed speakers in all rooms, internet TV and Gessi Eleganza bathroom fittings.

Rutland Gardens is a prized address in the heart of Knightsbridge within immediate reach of world class amenities, as well as the green open spaces of Hyde Park. The street is accessed via a gated security barrier which is manned 24 hours a day and services the residents. Electric car charging points have also recently been installed along the street. The renowned Bulgari Spa, offering a 25m pool, state of the art gym, pool side Cabanas and treatment rooms, is a short walk away.















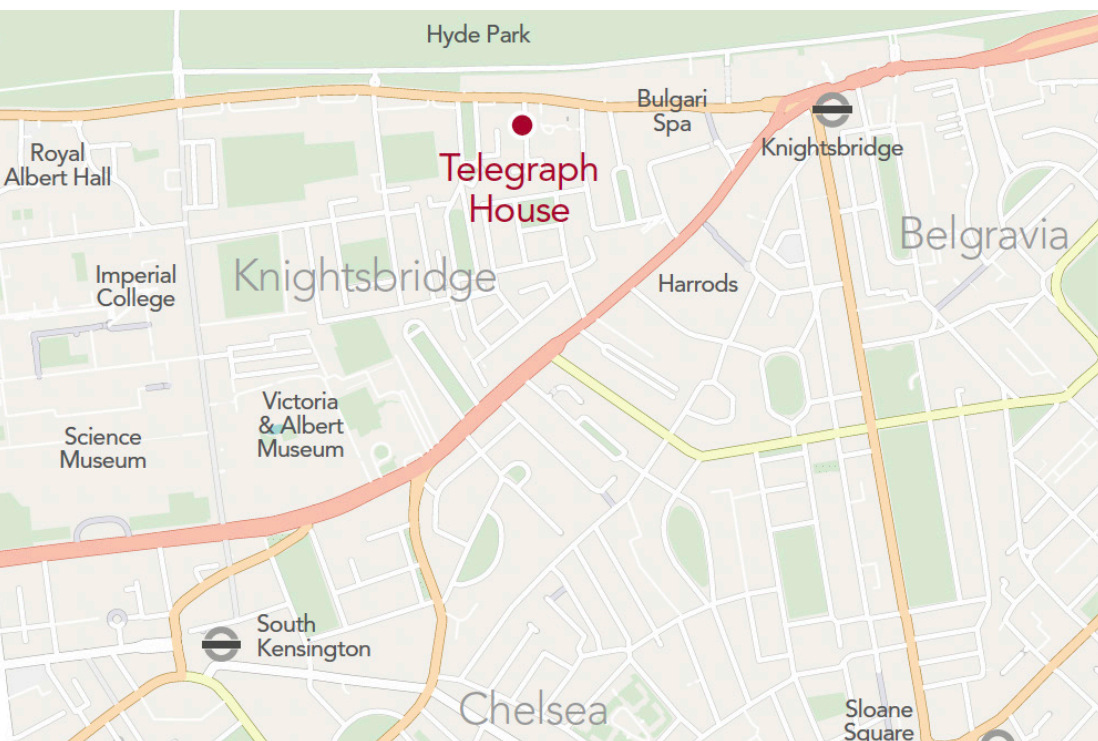
## SPECIFICATION

- | Exclusive private road with 24 hour manned and gated security
- | Poliform fitted cupboards to both bedrooms
- | Electric blackout blinds to both bedrooms
- | Alarm system
- | Wired for internal and external CCTV
- | Bespoke fitted walnut doors
- | Bathroom TV to principal bathroom suite
- | Marble bathroom vanity sinks
- | Underfloor heating throughout ground floor, principal bathroom and shower room
- | High ceilings in raised ground floor with interior designed feature cornice and LED lighting
- | Silk lined feature wall paper to both bedrooms
- | Wide oak wooden floors throughout raised ground floor
- | Limestone feature fireplace
- | There is wiring for internal CCTV if people want it
- | Electric charging stations available opposite the flat

## TERMS

- | Asking Price: £2,375,000
- | Tenure: Leasehold, approx. 953 years
- | Service Charge: £4,524 pa
- | Private Road Security Charge: £2,640 pa.
- | Sinking Fund: £628 pa
- | Local Authority: City of Westminster.



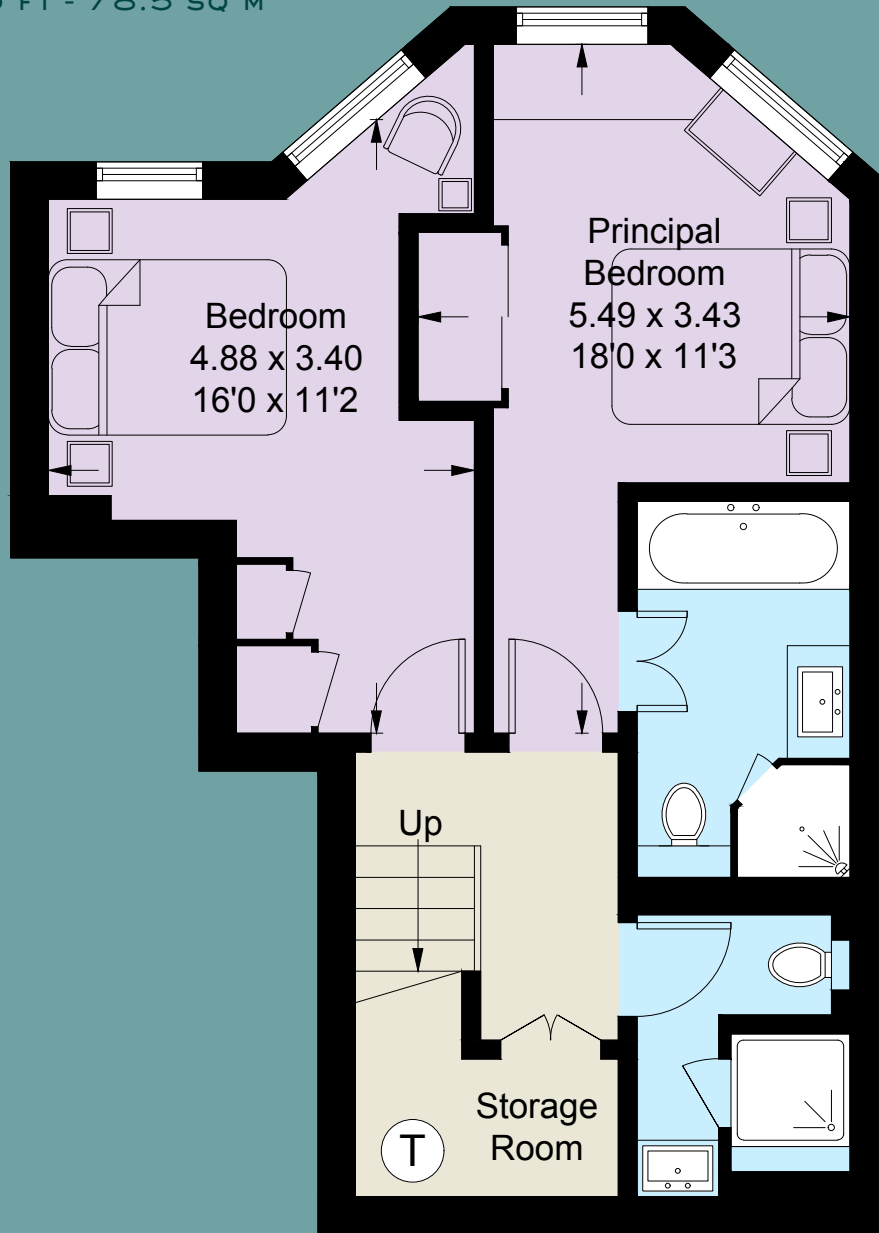




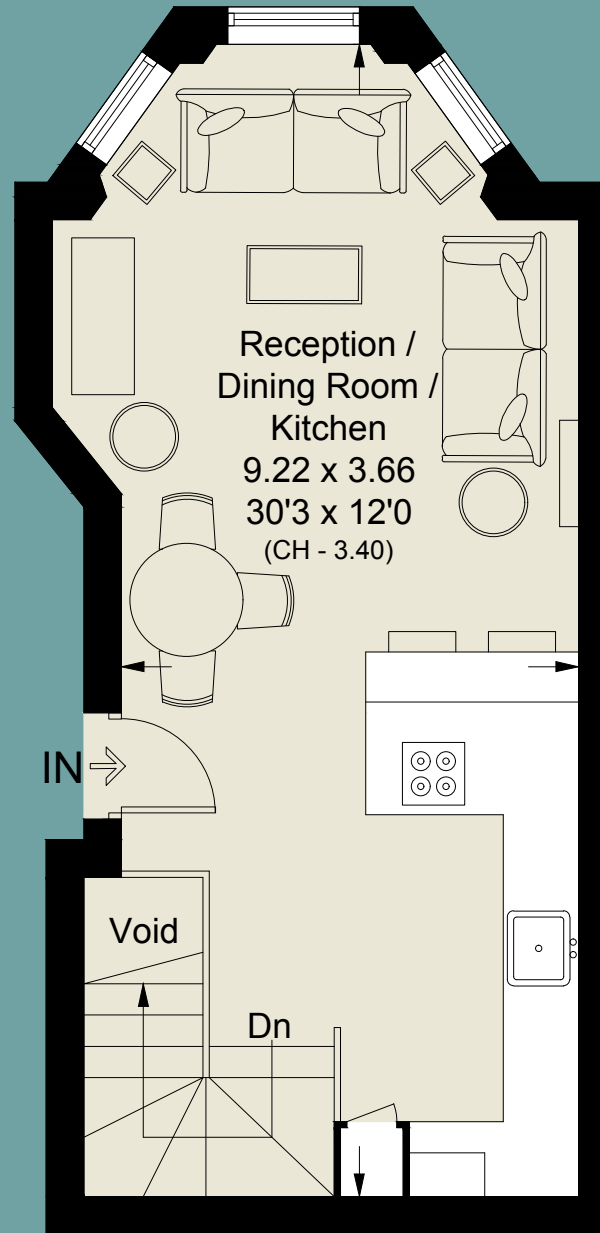




APPROX. GROSS INTERNAL AREA  
845 SQ FT - 78.5 SQ M

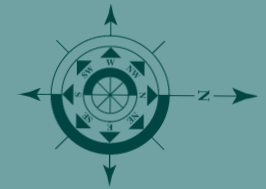


Lower Ground Floor



Raised Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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