



Rutland House, W8

£2,750,000

4 bedroom flat for sale

New instruction

Description

A newly refurbished lateral apartment of 2234 sq.ft. on the lower ground floor of this period mansion building a short walk from High Street Kensington. The property has been totally renovated to provide a modern home with beautiful wooden flooring throughout. The large west facing windows in the reception rooms allow light to flood in to the apartment. Under-floor heating costs and hot water are included in the service charge.

The facilities of Kensington High Street are a short walk away with Kensington Gardens and Holland Park within easy reach.

Material Information

Tenure: Share of Freehold



Rutland House, W8
Approx. Gross Internal Area
2234 Sq Ft - 207.54 Sq M



Lower Ground Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate.
This floor plan is for illustrative purposes only and is not to scale.
© Telegraph 1st 2014
Photography: Christopher Mitchell Turner
Tel: 0844 345 4881 www.telegraph.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C		74	(69-80) C
(55-68) D			(55-68) D
(39-54) E	48		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC
			67
			36

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).

Viewing by appointment only
 Milton Stone - Head Office
 53 Abingdon Road, London W8 6AN
 Tel: 0207 938 2311 Email: lh@miltonstone.com Website: <http://www.miltonstone.com>

