



# ENNISMORE GARDENS

KNIGHTSBRIDGE SW7

Having been meticulously refurbished to the very highest of standards, this is a stunning two-bedroom, two-bathroom apartment with ceiling heights of almost 3m, on one of Knightsbridge's finest garden squares.

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Towards the front is a stunning drawing room with 3 windows, flooding the room with natural light. The room features bespoke joinery and wonderful lighting, which really brings this beautiful room to life. Adjacent is a bespoke Devol kitchen with fully fitted units and appliances. Peacefully located towards the rear is the principal bedroom, with en-suite bathroom, excellent storage, and a charming private roof terrace which offers wonderful views. There is also a 2nd double bedroom with an en-suite shower room. The flat benefits from access to the beautifully maintained garden square.

Ennismore Gardens is a world class address. Within easy reach is Hyde Park, the shops, bars, restaurants and museums of Knightsbridge, South Kensington, Belgravia and Mayfair. Knightsbridge and South Kensington underground stations are both 0.6 miles away.

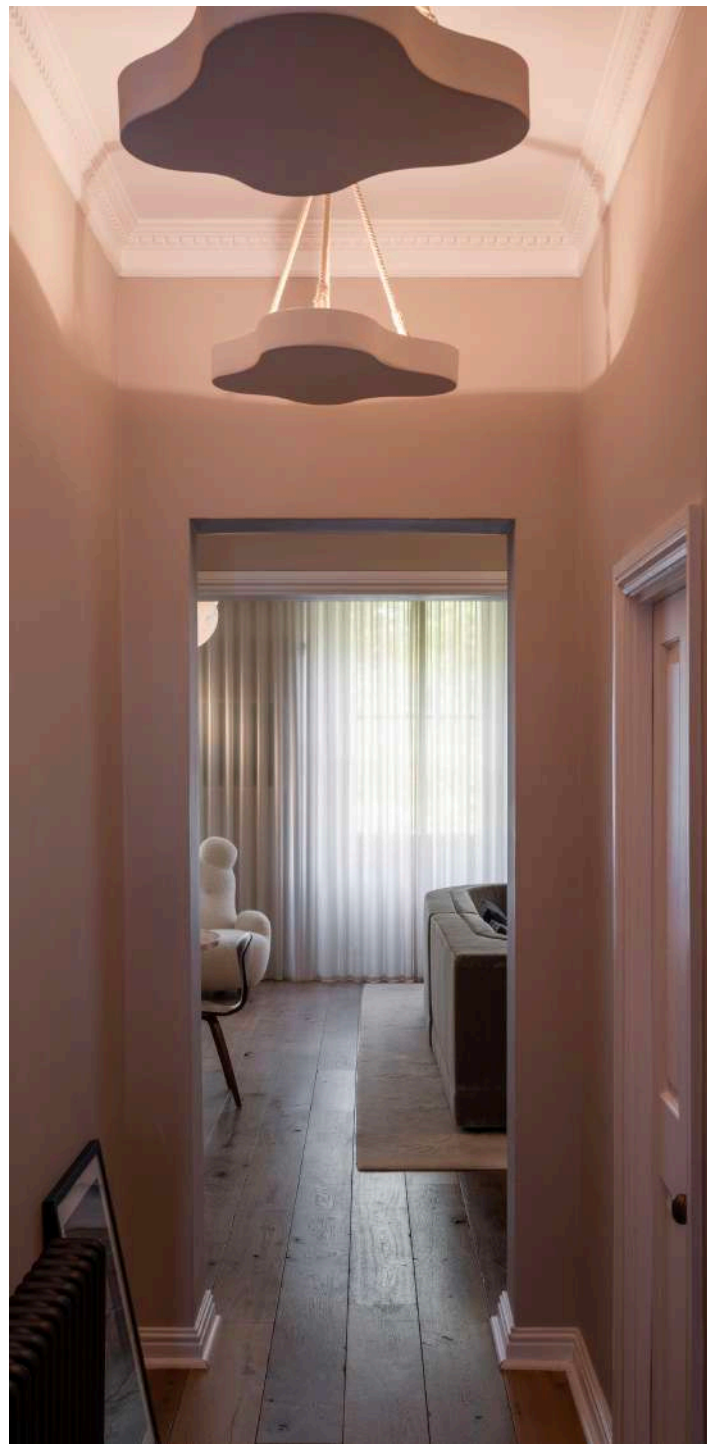










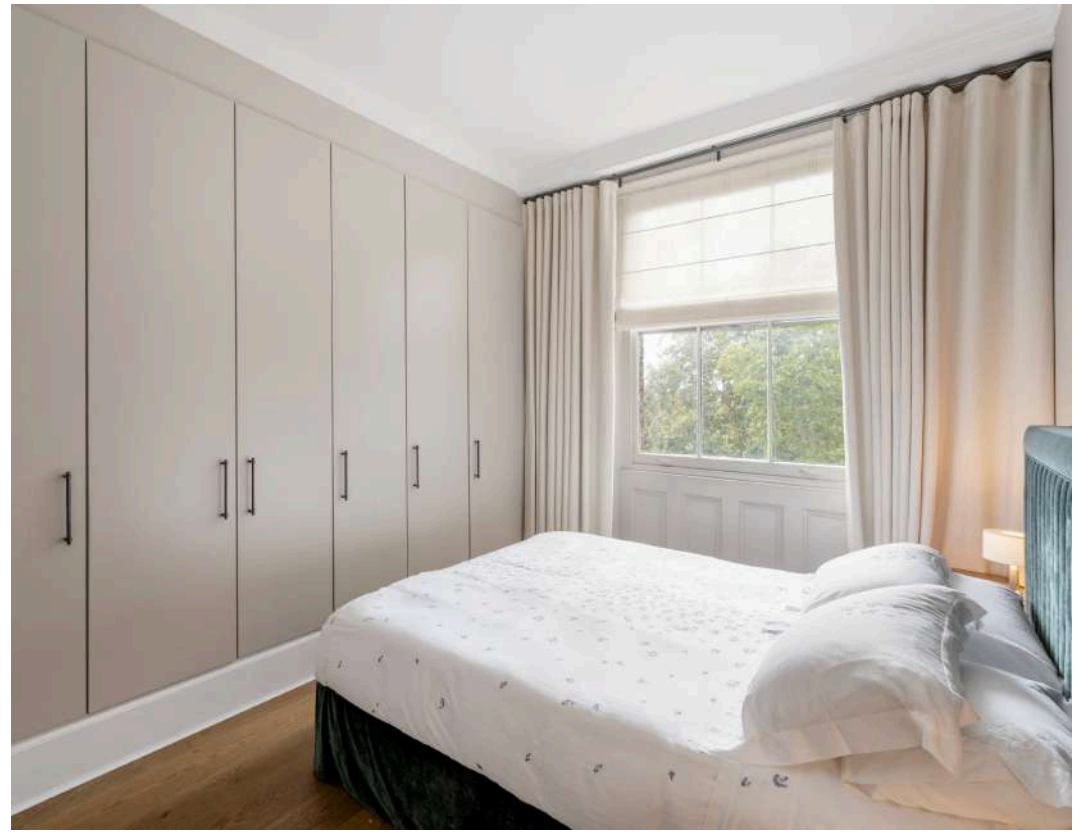












- Beautifully Refurbished
- Share of Freehold
- High Ceilings
- Prime Location
- Communal Gardens









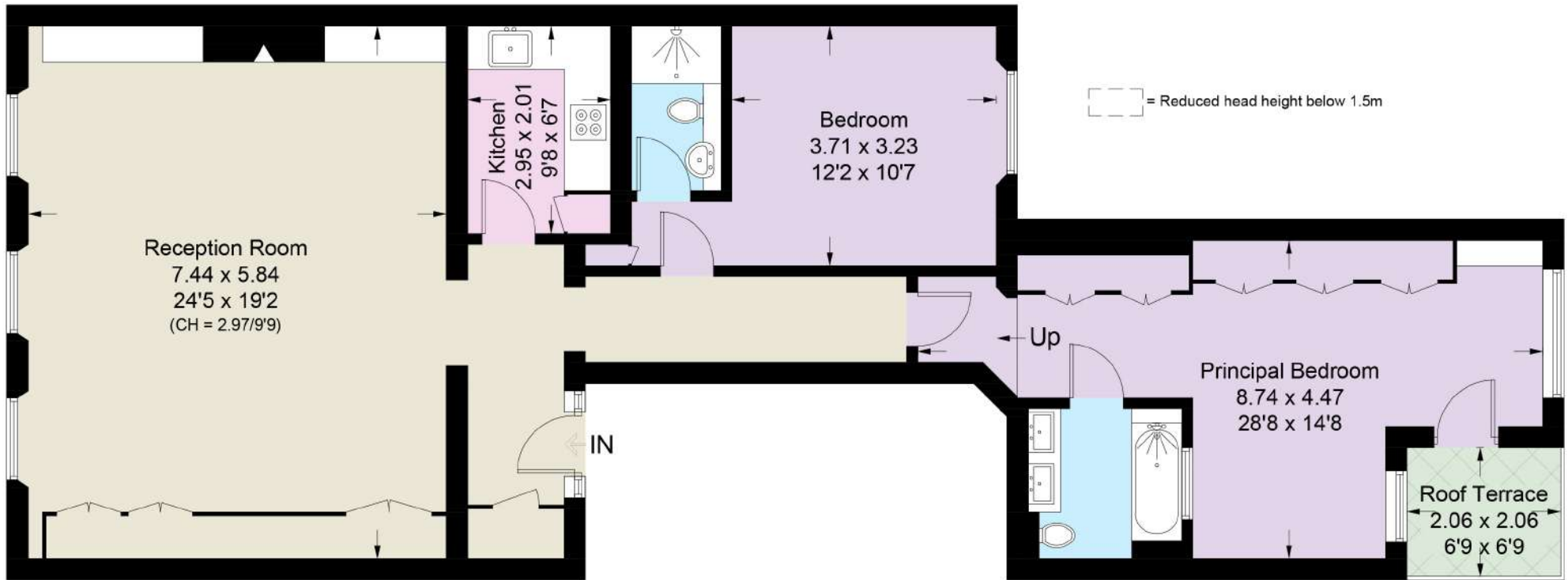




#### APPROXIMATE FLOOR AREA

Approximate Area = 1,235 Sq Ft / 114.7 Sq M

Including Limited Use Area (4 Sq Ft / 0.4 Sq M)



THIRD FLOOR

ASKING PRICE

£2,450,000

TENURE

Share of Freehold: approx 982 years remaining

SERVICE CHARGE

£4,820 per annum

GROUND RENT

TBC

EPC

C

COUNCIL TAX BAND

G

LOCAL AUTHORITY

Westminster



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