



Ennismore Gardens  
Knightsbridge SW7

**M**askells

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A wonderful 2 bedroom, 2 bathroom apartment, presented in very good order, with access to excellent communal gardens.



### Accommodation and Amenities

- EXCELLENT LOCATION
- VERY GOOD CONDITION
- 2 DOUBLE BEDROOMS
- PRIVATE ROOF TERRACE
- COMMUNAL GARDENS



Positioned on the 4th floor of a handsome period building finished in Portland Stone, this flat of over 800 sq ft offers a good reception room with views towards the garden. Adjacent is a fully fitted kitchen with modern appliances and skylights bringing light into this space. Also towards the front is a double bedroom with garden views, supported by a bathroom which doubles as the guest cloakroom. Towards the rear is a principal bedroom with skyline views, built in storage and a door leads out onto a fantastic roof terrace (not demised).

Ennismore Gardens is a world-famous Knightsbridge garden square, peacefully secluded yet within easy reach of the array of shops, bars and restaurants in the immediate area. The green open spaces of Hyde Park are also within easy reach.



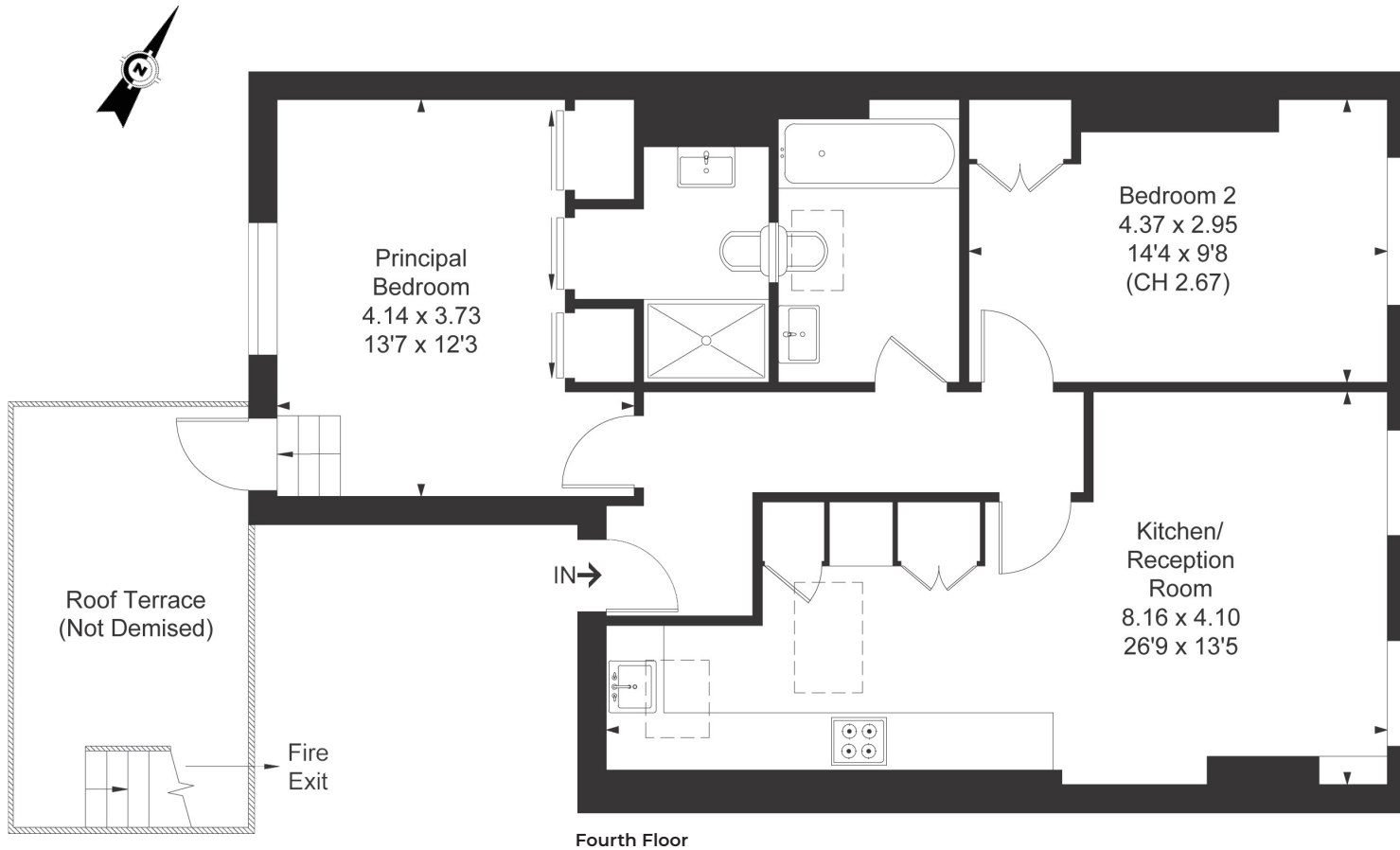






## APPROXIMATE FLOOR AREA

74.6 sq m / 802 sq ft



## TERMS

**Asking Price** £1,000,000

**Tenure** Leasehold, 92 years remaining

**Service Charge** Approx £9,567.52 per annum

**Ground Rent** Peppercorn

**EPC** E

**Council Tax Band** G

**Local Authority** Westminster City

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