



A two-bedroom 3rd floor flat with views onto one of the most beautiful squares in Knightsbridge.

Ennismore Gardens, London, SW7
£1,950,000 Leasehold (Lease Expiry February 2117)



- Views of stunning communal gardens
- Drawing room with dining area
- Separate dine-in Kitchen
- Master bedroom with en suite bathroom
- Guest bedroom with en suite shower room

Local Information

Ideally located in just 0.3 miles from London's Hyde Park, Ennismore Gardens is an immaculate garden square with near immediate access the numerous shops, restaurants and designer boutiques of the Brompton Road (0.4 miles) and Sloane Street (0.7 miles). There are a number of highly regarded schools and popular department stores nearby, including Harrods, as well as famous museums such as the V&A. The closest tube station is South Kensington, 0.6miles away (Piccadilly and District and Circle Lines

About this property

This well-presented flat is located on the third floor of a well-maintained building in one of the most beautiful garden squares in Knightsbridge. Accommodation comprises a bright and spacious reception room with space for a dining area, separate dine-in kitchen and two double bedrooms each with an en suite shower or bathroom.

Tenure

Leasehold (Lease Expiry February 2117)

Local Authority

City of Westminster

Council Tax

Band = G

Ground Rent

£27.52 per annum (per quarter)

Service Charge

£3,596 per annum ((inclusive of building insurance and hot water). Reviewed annually.)

Energy Performance

EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Knightsbridge Office. Telephone: +44 (0) 20 7581 5234.





Ennismore Gardens, London, SW7
Gross Internal Area 894 sq ft, 83.1 m²

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Ennismore Gardens, SW7

Gross internal area (approx.)
83 Sq m (894 Sq ft)
For identification only. Not to Scale
The Capital Group



Third Floor



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