

ENNISMORE  
GARDENS  
KNIGHTSBRIDGE SW7



savills









'Situated on the southern terrace of Ennismore Gardens, this Grade II listed lateral three bedroom flat is extremely bright and has beautiful views over the gardens as well as far reaching views over the Brompton Oratory. It comprises of a spacious reception room with separate kitchen, three double bedrooms, the third of which could also function as a work from home study, three bathrooms (two ensuite), a terrace and also the benefit of access to the private communal gardens.

Ideally located just 0.3 miles from London's Hyde Park, Ennismore Gardens is an immaculate garden square with near immediate access to the numerous shops, restaurants and designer boutiques of the Brompton Road (0.4 miles) and Sloane Street (0.7 miles). Nearby are a number of highly regarded schools and popular department stores nearby, including Harrods, as well as famous museums such as the V&A.

## ACCOMMODATION

Entrance Hall | Reception Room/Dining Room | Kitchen | 2 Bedrooms with ensuite bathrooms | Study/Bedroom | Shower Room | Terrace (not demised) | EPC=D

## TERMS

Price on application  
Tenure: Leasehold approximately 989 years remaining  
Service charge: Approximately £19,278 per annum  
Local authority: City of Westminster





Gross Internal Area (Approx. excluding Basement) 183.46 sq.m. (1,975 sq.ft.)

( CH = Ceiling Heights )



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

Viewing: Strictly by appointment with Savills.

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