

# ENNISMORE GARDENS

LONDON, SW7



*A well-proportioned two double bedroom, two and half bathroom apartment based on the 4th floor (with lift & porter) of this handsome Portland Stone building on the peaceful Ennismore Gardens.*

With views on to the manicured garden square from the sizeable reception/dining room, and separate fully fitted kitchen, this apartment also benefits from having a west facing terrace with far reaching views to the rear.





Ennismore Gardens is considered one of Knightsbridge's finest garden squares, conveniently located only a few hundred yards from Hyde Park to the north and the famous shops including world renowned Harrods department store to the south.





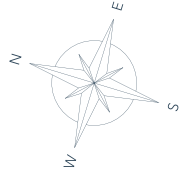
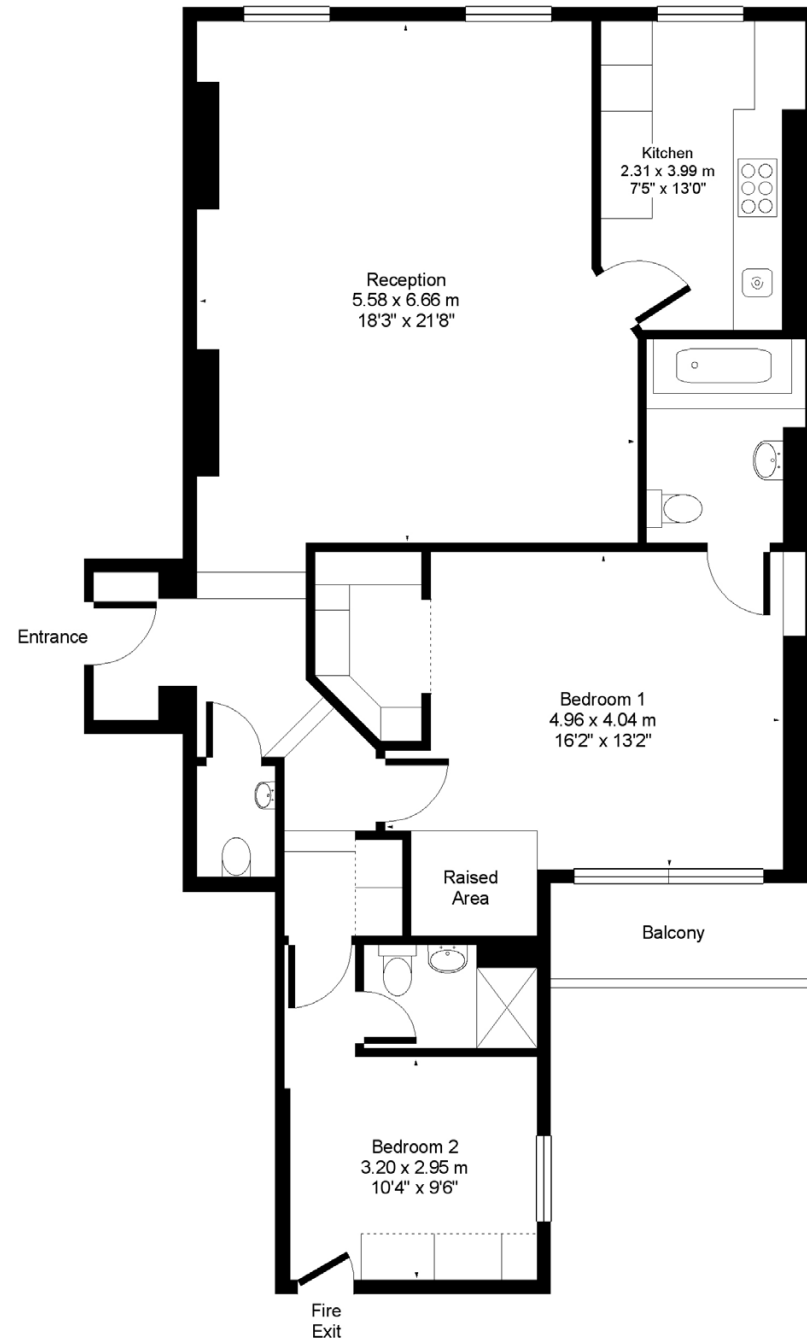
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## Approximate Internal Area

1,102 ft<sup>2</sup> / 102 m<sup>2</sup>

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only.



FOURTH FLOOR



**Asking Price:** £1,750,000  
**Tenure:** Share of Freehold  
**Service Charge:** £13,000 pa  
**Ground Rent:** Peppercorn  
**Local Authority:** RBKC  
**Council Tax:** Band G

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71   C  | 75   C    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.