

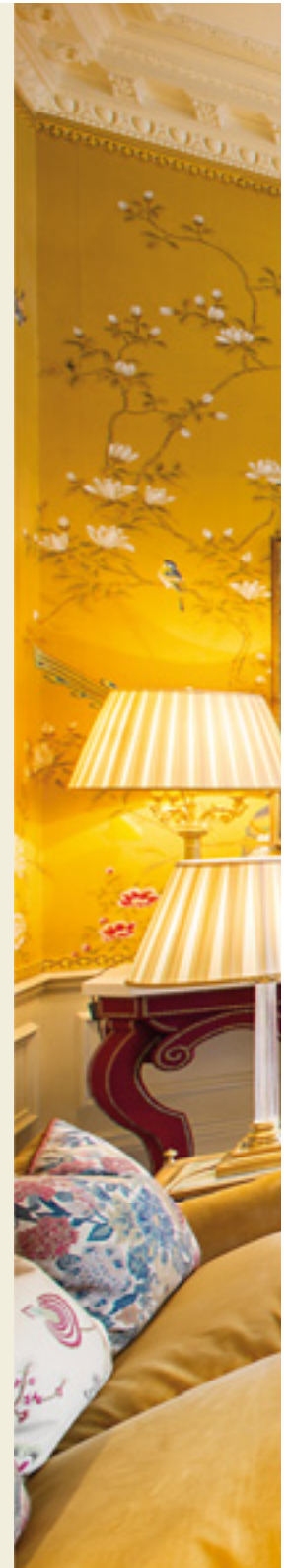
ENNISMORE GARDENS

KNIGHTSBRIDGE SW7





*An exquisite,
elegantly decorated
ground and first
floor apartment
which has been
refurbished to
exacting standards,
with its own street
entrance, grand
accommodation
and high ceilings.*











This is an exceptional apartment with classical features and proportions, incorporating the finest materials.

The entrance hall leads to an impressive hallway and a grand stone staircase rising to the half landing and first floor master bedroom. The apartment benefits from direct views over this quiet Knightsbridge garden square.

Ennismore Gardens is situated to the north of Brompton Road and is within easy reach of Knightsbridge and the wide open spaces of Hyde Park.

TERMS

TENURE

Leasehold; expiring 28th September 2116

SERVICE CHARGE

£8,952 for the current year

GROUND RENT

£40 per annum

LOCAL AUTHORITY

City of Westminster

EPC RATING – D

PRICE

on application



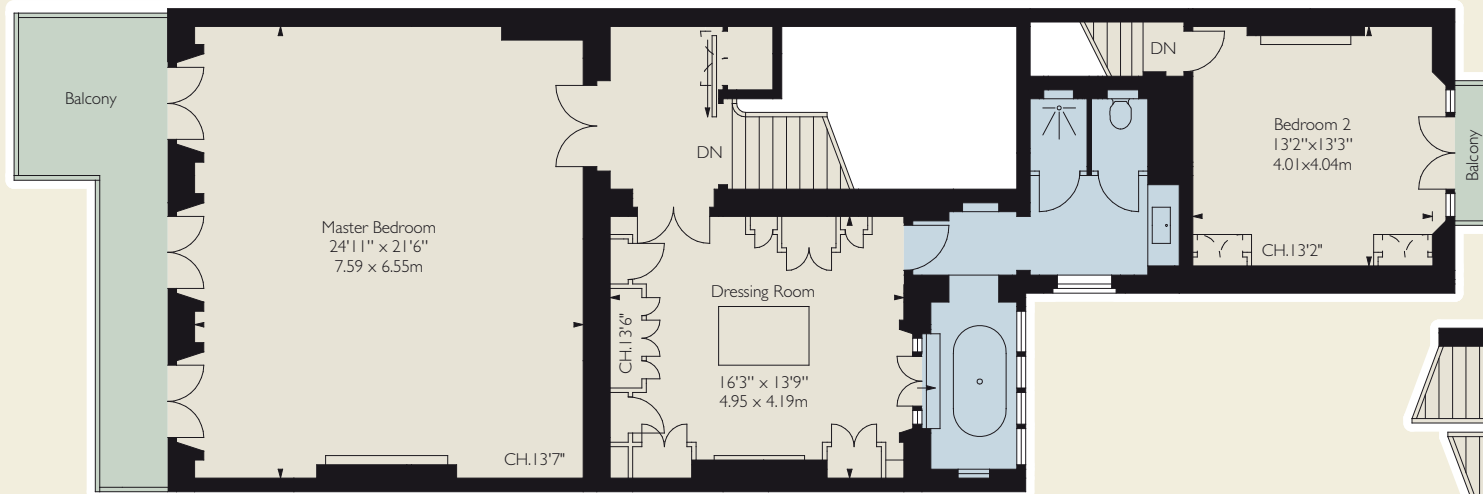




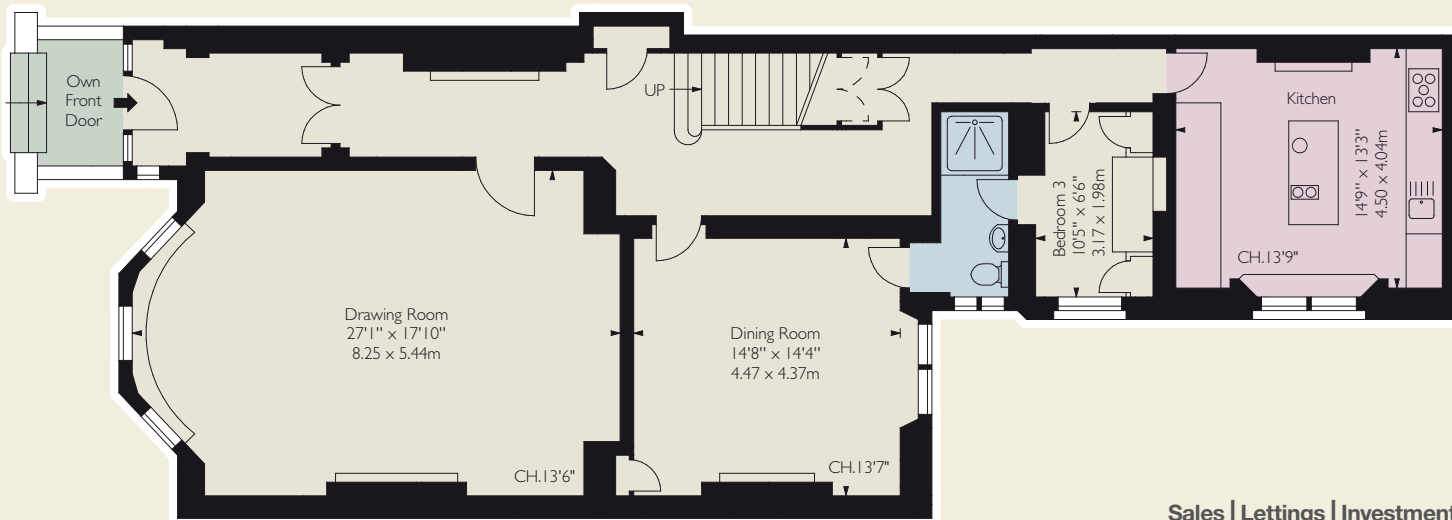




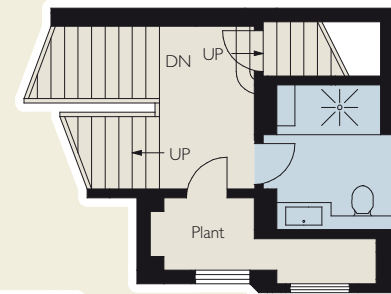
CH = Ceiling Height



First Floor



Ground Floor



Upper Ground Floor

Approximate Gross Internal Area
3,074 sq ft / 285.58 sq m



Tel: 020 7235 9959

66 Sloane Street, London SW1X 9SH
knightsbridge@struttandparker.com
www.struttandparker.com

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Sales | Lettings | Investment Acquisitions | Commercial Property | Estate Management |
New Homes & Development | Building Surveying & Architecture |
Professional Services & Valuations

If you require this publication in an alternative format, please contact Strutt & Parker on telephone 020 7235 9959. **IMPORTANT NOTICE** Strutt & Parker for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Strutt & Parker has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Strutt & Parker nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken March 2014. Particulars prepared March 2014. **MEASUREMENTS AND OTHER INFORMATION** All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. CGP13355-FS10S. Photography & brochure by CGP.CO 020 7222 7222



**STRUTT
& PARKER**