



ENNISMORE GARDENS, LONDON, SW7
£2,250,000 LEASEHOLD

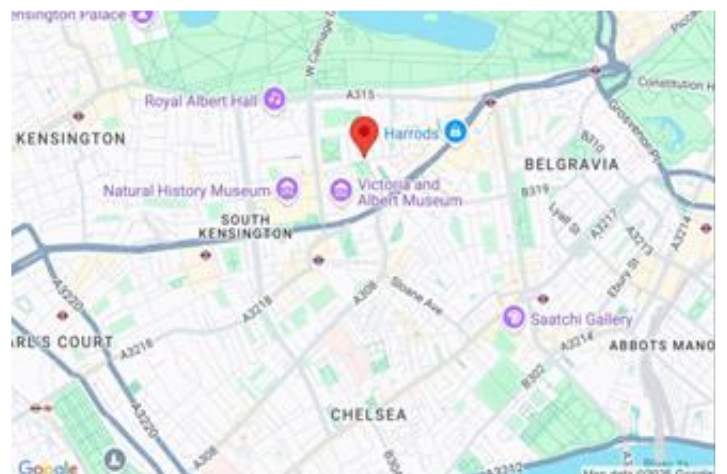
A GRAND KNIGHTSBRIDGE RESIDENCE WITH TIMELESS ELEGANCE AND ICONIC VIEWS

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DESCRIPTION:

Set within a grand period building just south of Hyde Park, this elegant apartment boasts nearly 4-metre-high ceilings, original cornicing and ceiling roses. The spacious drawing room overlooks an award-winning garden square, while large double doors lead to a dining area and a bespoke kitchen with a bright southerly window framing the iconic Brompton Oratory. A marble-floored corridor connects to a bathroom, separate WC, and a generous double bedroom with dual-aspect windows and ornate ceiling detailing. Originally configured as a two-bedroom, the layout can be easily reinstated. With over 1,100 sq ft of internal space and a private storage cupboard on the first floor, this is a rare opportunity to enjoy classical proportions in a prime Knightsbridge location.





Key :
CH - Ceiling Height

 - Under 1.5m

Ennismore Gardens, SW7

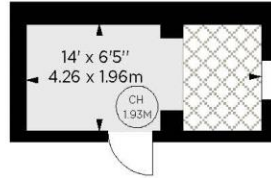
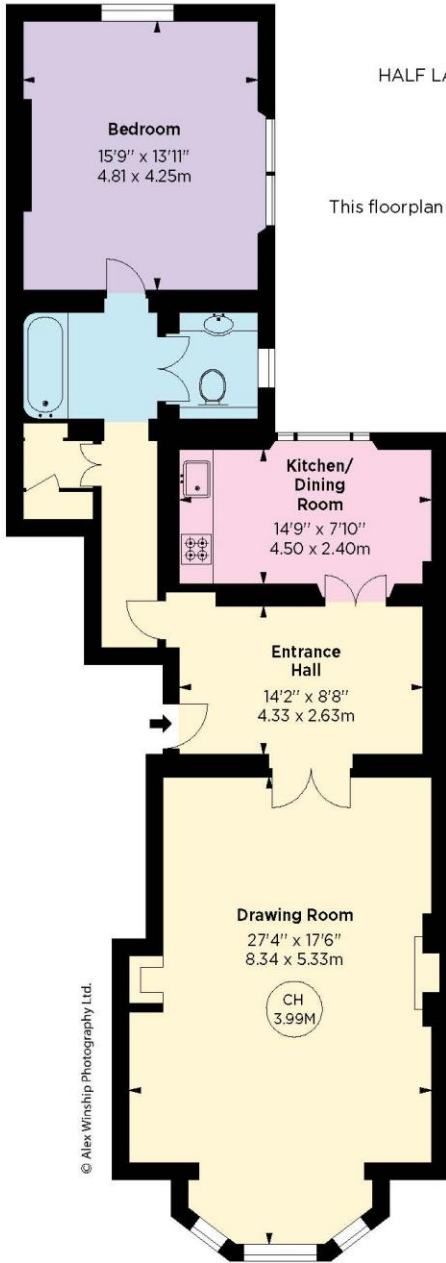
APPROX. GROSS INTERNAL AREA *
1129 Sq Ft - 104.88 Sq M



HALF LANDING STORAGE APPROX. GROSS INTERNAL AREA *
86 Sq Ft - 7.99 Sq M

TOTAL APPROX. GROSS INTERNAL AREA *
1215 Sq Ft - 112.87 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



HALF LANDING STORAGE

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RAISED GROUND FLOOR

ALEX WINSHIP
Photography

* This plan for guidance only is not to scale or to be used as a substitute for a professional survey. All measurements and areas are approximate and should not be used for legal purposes. The information is provided for guidance only and is not intended to be used for valuation purposes.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 91 year and 8 months

Service Charge: £6500 per annum

Ground Rent: TBC

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.