



ENNISMORE GARDENS

KNIGHTSBRIDGE SW7

A WELL PRESENTED SECOND AND THIRD FLOOR MAISONNETTE WITH A LIFT AND WITH WEST-FACING VIEWS OF THE SQUARE GARDENS AND A DELIGHTFUL TERRACE OVERLOOKING ENNISMORE MEWS. THE PROPERTY HAS THE BENEFIT OF A LONG LEASE AS WELL AS SHARE OF THE FREEHOLD.



Ennismore Gardens is well located being close to the shopping and transport facilities of Knightsbridge and with one of London's largest Royal Park's, Hyde Park, a few minutes away.



www.nicolasvanpatrick.com

DOUBLE BEDROOM WITH
ENSUITE BATHROOM
BATHROOM • RECEPTION
ROOM • DINING ROOM •
KITCHEN • TERRACE • LIFT
ACCESS TO COMMUNAL
GARDENS

PRICE: £1,925,000

TENURE: Share of
Freehold with 89 Years
Remaining

SERVICE CHARGE: Approx
£7,000 per annum



These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/ tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.

APPROX. GROSS INTERNAL AREA

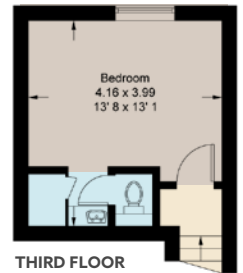
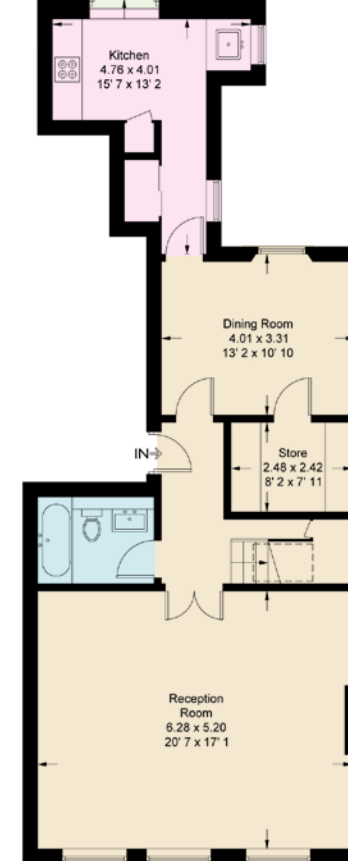
991 SQ FT / 92 SQ M

(Excluding reduced headroom)

Reduced Headroom 9 SQ FT / 0.9 SQ M

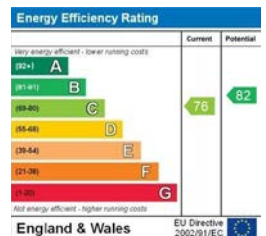
Total 1,000 SQ FT / 92.9 SQ M

□ = Reduced headroom below 1.5m / 5'0



THIRD FLOOR
182 SQ FT / 16.9 SQ M

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



SECOND FLOOR
818 SQ FT / 76 SQ M
(INCLUDING REDUCED HEADROOM)