

# Ennismore Gardens

Knightsbridge, SW7

Asking Price £530,000  
Leasehold 94 years

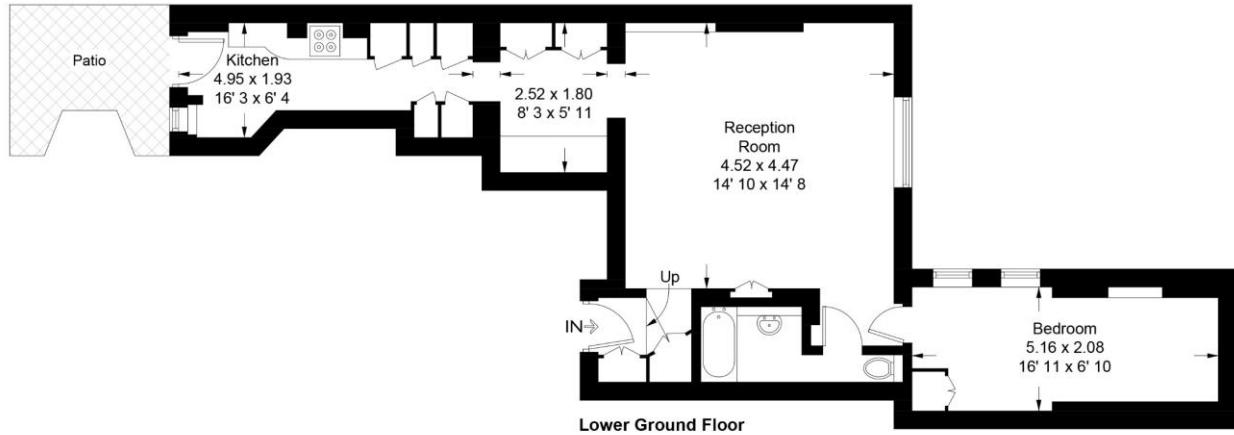
A charming one bedroom flat measuring approximately 579 sq ft and situated on the lower ground floor of this imposing period building in one the area's most prestigious garden squares.

The building is situated on the east terrace of Ennismore Gardens, which is located just south of Hyde Park and only a short walking distance from the world renowned shops, restaurants and hotels of Knightsbridge.

**CHESTERTONS**

## Ennismore Gardens

Approximate Gross Internal Area = 579 sq ft / 53.8 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in  
accordance with the current edition of the RICS Code of Measuring Practice

**Tenure:** 94 years expiring 21/12/2118  
**Service Charge:** £2,9050 per annum for 2024  
**Ground Rent:** £50 per annum  
**Local Authority:** Westminster  
**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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