



Ennismore Gardens
Knightsbridge, SW7

CHESTERTONS





A beautifully positioned two bedroom flat occupying the entire second floor. Benefiting from direct lift access.

Spread over 1280sqft the formal reception room enjoys unspoiled views over the tranquil residents garden square. There spacious separate fully equipped eat in kitchen.

The principle bedroom suite embraces the grandeur of the address, with walk in wardrobe and large ensuite. The second bedroom offers ample space as well as flexibility to create a home office.

Ennismore Gardens is one of Knightsbridge's best addresses. Located within a gentle stroll of Hyde Park, local transport links and world-renowned amenities. The communal parts have undergone complete renovation and are offered in immaculate condition.

- Two Bedrooms
- Direct Lift Access
- Communal Gardens
- 1280 sqft
- High Ceilings

Asking Price £2,400,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-90	B		
69-80	C	80	85
55-68	D		
49-54	E		
41-48	F		
31-40	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold 998 years 6 months (expiring 03/10/3023)

Service Charge: £4,500 per annum

Ground Rent: £1 per annum

Local Authority: City Of Westminster

Council Tax Band: G

Chestertons Knightsbridge & Belgravia Sales

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ENNISMORE GARDENS
APPROXIMATE GROSS INTERNAL FLOOR AREA 1280 SQ.FT (118.9 SQ.M)



SECOND FLOOR

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