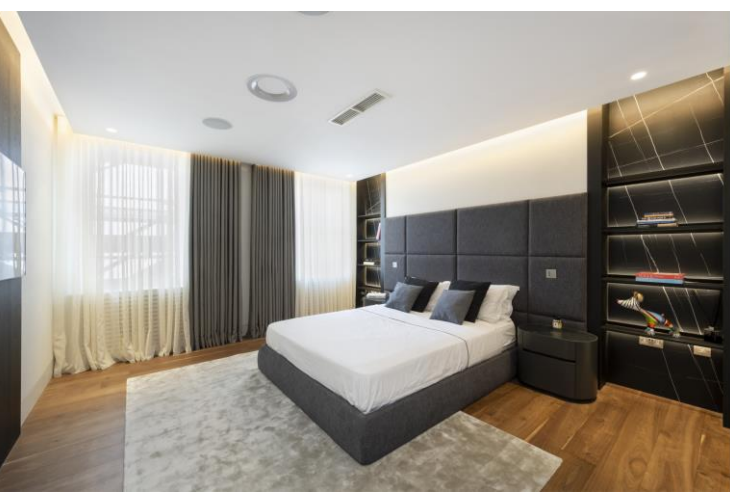




Ennismore Gardens  
Knightsbridge, SW7

CHESTERTONS









This elegant two-bedroom apartment, situated on the fourth floor of a charming Portland stone building in the prestigious Knightsbridge area, offers both comfort and style.

The property benefits from a lift, air-conditioning, and superb proportions throughout.

It comprises a welcoming entrance hall, a spacious reception/dining room that seamlessly connects to a semi-open plan kitchen, ideal for entertaining or relaxation.

The principal bedroom is a standout feature, complete with a dressing room and luxurious en suite bathroom. A second well-sized bedroom is complemented by a separate bathroom, while a convenient guest WC is also included.

Ennismore Gardens, a tranquil garden square, is ideally positioned within walking distance of the world-renowned shops and restaurants of Knightsbridge, as well as its celebrated cultural landmarks. This beautifully presented apartment offers a rare opportunity to enjoy both peaceful living and vibrant city life in one of London's most coveted locations.

- 2 Bedrooms
- 2 Bathrooms
- Lift
- Air Conditioning
- Porter
- Communal Garden Access (via separate negotiation)

Asking Price £2,850,000

| Energy Efficiency Rating                          |         |           |
|---------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs       | Current | Potential |
| 92-100 <b>A</b>                                   |         | 83        |
| 81-91 <b>B</b>                                    |         |           |
| 69-80 <b>C</b>                                    | 70      |           |
| 55-68 <b>D</b>                                    |         |           |
| 49-54 <b>E</b>                                    |         |           |
| 41-48 <b>F</b>                                    |         |           |
| 35-39 <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs       |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC |         |           |

**Tenure:** Leasehold 141 years 1 months  
**Service Charge:** £13000 Approximately  
**Ground Rent:** Peppercorn  
**Local Authority:** Westminster  
**Council Tax Band:** G

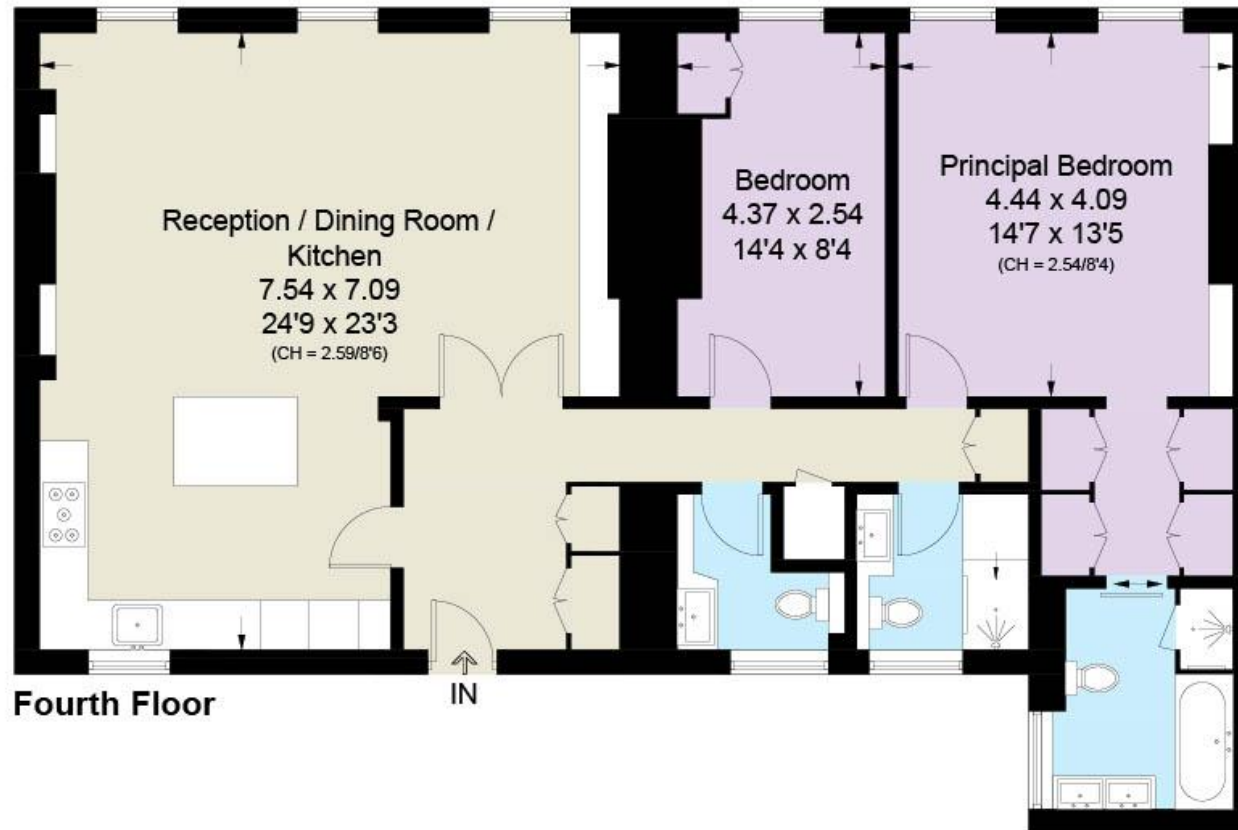
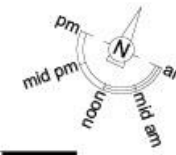
*Chestertons Knightsbridge & Belgravia Sales*

31 Lowndes St  
 Knightsbridge  
 London  
 SW1X 9HX

knightbridge@chestertons.co.uk  
 020 7235 8090

## Ennismore Gardens, SW7

Approximate Area = 1265 sq ft / 117.5 sq m  
(Including Limited Use Area = 106 sq ft / 9.9 sq m)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1134258)

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