



ENNISMORE GARDENS KNIGHTSBRIDGE
£1,290 PER WEEK AVAILABLE 19/04/2024



Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

**Ennismore Gardens Knightsbridge
SW7**

£1,290 Per Week
Part-furnished

 **3 Bedrooms**
 **3 Bathrooms**
 **1 Reception**

Features

- Open Plan Kitchen/Reception Room, - 3 Bedrooms, - 3 Bathrooms, - 2 Private Roof Terraces, - Council Tax Band H

Council Tax

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Hamptons

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{ THREE BEDROOM APARTMENT WITH ACCESS TO A ROOF TERRACE.

The Property

The property boasts a wealth of natural light and occupies the upper two floors of this impressive period building and comprises an open plan kitchen/reception room with wooden floors, a large double bedroom and a modern family bathroom on the main floor of this apartment. On the top floor is a further principle bedroom with a walk-in wardrobe, an en-suite bathroom and private roof terrace, a utility room and a third double bedroom with an en-suite bathroom. The property further benefits from a separate extremely large roof terrace accessed from the first floor of the building.

Location

Centrally located in the city of Westminster, Knightsbridge is an exquisite part of London and home to the social elite. The area contains many of London's finest restaurants, shops, art galleries and hotels. Knightsbridge itself is a premier international business location, which benefits from its close proximity to the West End and is in easy reach of the City of London and Canary Wharf. Knightsbridge is also famed for Hyde Park where you can walk, run, go horse riding or boating on the large Serpentine Lake. In addition Knightsbridge is considered by many to be London's cultural centrepiece, with The Natural History Museum and The Victoria and Albert Museum close by.



ENNISMORE GARDENS



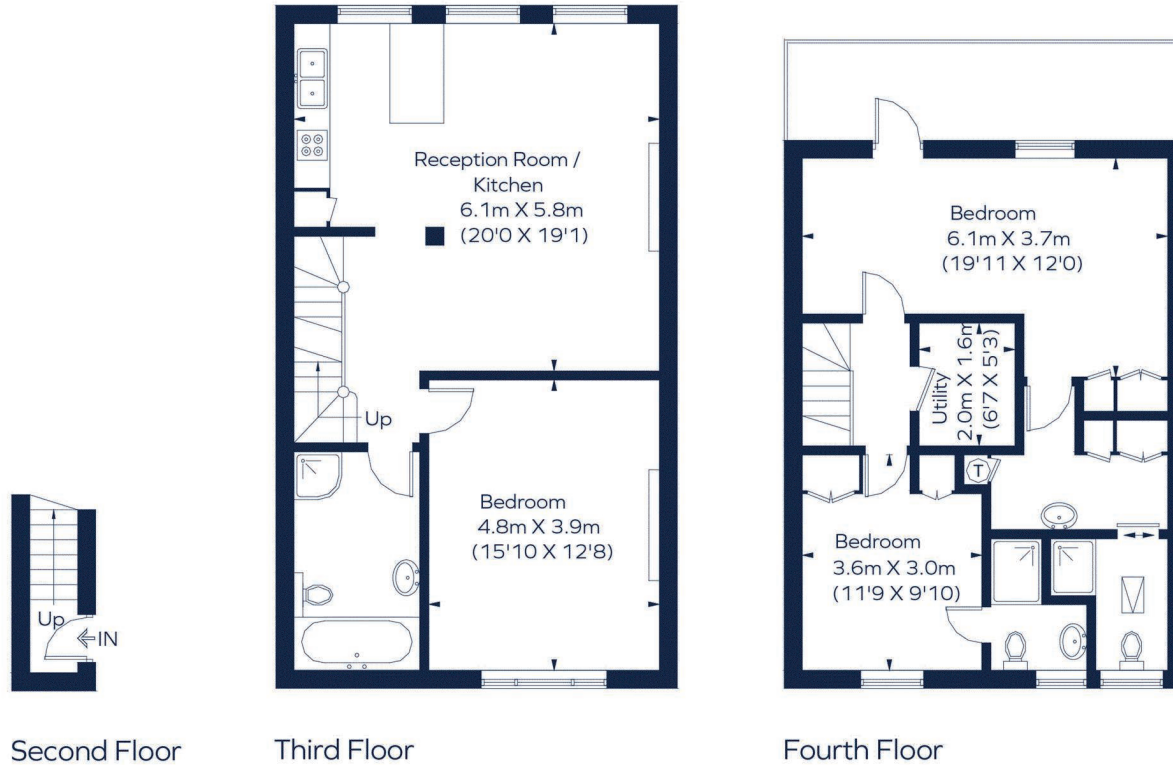
Approximate Gross Internal Area (Excluding Eaves / Reduced Headroom)

Second Floor = 25 sq. ft. (2.3 sq. m.)

Third Floor = 709 sq. ft. (65.9 sq. m.)

Fourth Floor = 571 sq. ft. (52.1 sq. m.)

Total = 1305 sq. ft. (120.3 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. ID 863885

 = Skylight / Roof Window

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

| Energy Efficiency Rating | | Current | Potential |
|----------------------------------|---|---------|-----------|
| 100-92 kWh/m ² (A+++) | A | | |
| 91-81 kWh/m ² (A++) | B | | |
| 80-65 kWh/m ² (A+) | C | | |
| 64-55 kWh/m ² (A) | D | | |
| 54-45 kWh/m ² (B) | E | | |
| 44-35 kWh/m ² (C) | F | 60 | |
| 34-20 kWh/m ² (D) | G | | 79 |

England & Wales EU Directive 2002/91/EC

