



# Ennismore Gardens Mews

London, SW7

£15,249 per month  
(£3,519 per week)

Impressive double fronted mews house of circa 2,259 sq ft, located on a quiet street, within easy access of Knightsbridge, South Kensington and Hyde Park. Features include a sauna, courtyard garden, two balconies, air-conditioning and lift access to all floors.

The accommodation is arranged over three floors and includes a spacious reception with wood flooring, fully fitted modern kitchen, second reception/dining room, three bedrooms, five bathrooms, gym and sauna.

**CHESTERTONS**



# Ennismore Gardens Mews

London, SW7

- Lift access to all floors
- Air-conditioning
- Wood flooring
- Gym and sauna
- Courtyard garden and two balconies





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**Minimum Term:** 12 months  
**Deposit Required:** £21,114.00  
**Local Authority:** Westminster  
**Council Tax Band:** H  
**EPC Rating:** C  
**Furnished**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92-100)		
<b>B</b> (81-91)		
<b>C</b> (69-80)	73	82
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### *Chestertons Knightsbridge & Belgravia Lettings*

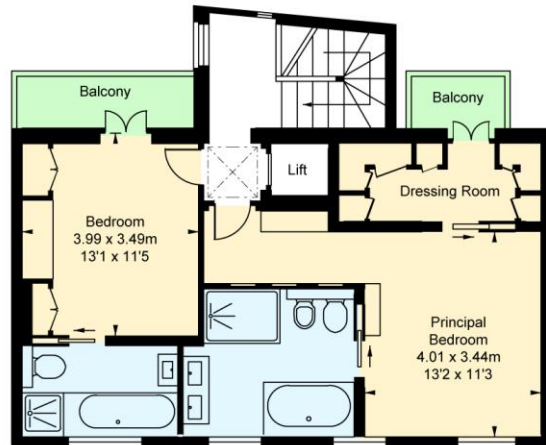
31 Lowndes Street  
 London  
 SW1X 9HX  
[knightsbridge@chestertons.co.uk](mailto:knightsbridge@chestertons.co.uk)  
 02072353530  
[chestertons.co.uk](http://chestertons.co.uk)

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

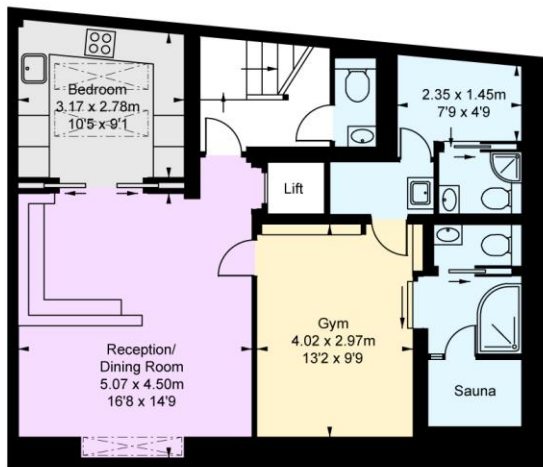
# Ennismore Gardens Mews, SW7

Approximate Gross Internal Area  
209.87 sq m / 2,259 sq ft

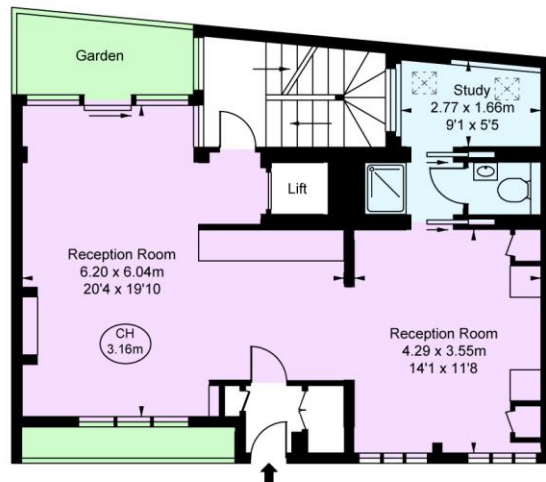
( CH = Ceiling Heights )



First Floor  
Approximate Gross Internal Area  
64.54 sq m / 695 sq ft



Lower Ground Floor  
Approximate Gross Internal Area  
74.63 sq m / 803 sq ft



Ground Floor  
Approximate Gross Internal Area  
70.70 sq m / 761 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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