



Ennismore Gardens, Knightsbridge, London SW7



Ennismore Gardens, Knightsbridge SW7

A classic apartment with an optimally-designed layout, benefiting from south-facing tree views, wonderful high ceilings, large bay windows and excellent natural light throughout.

The apartment offers a spacious double reception room, two bright double bedrooms with en suite bathrooms, a guest cloakroom and a cellar vault.

This rare quad-aspect flat is located on the third floor, with direct lift access into the entrance and a key to the award-winning communal gardens.



Offers in excess of: £3,250,000

Tenure: Share of freehold plus leasehold, approximately 92 years remaining

Service charge: £7,900 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: G



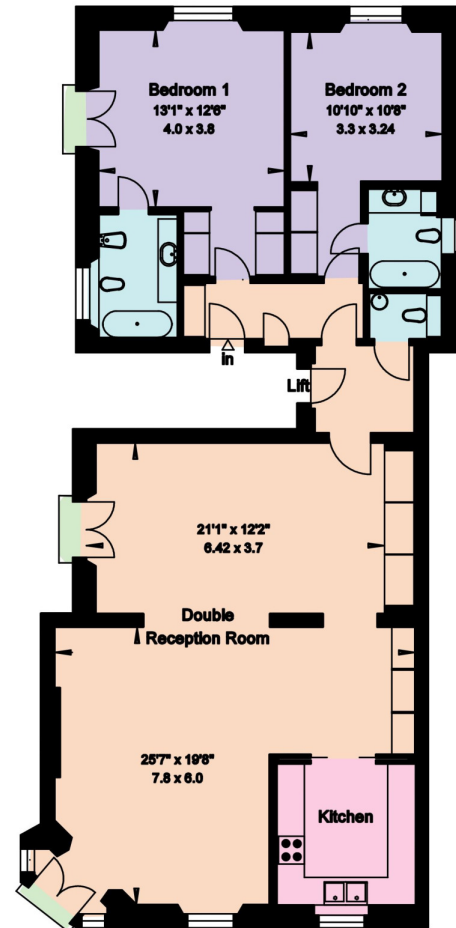




Ennismore Gardens, SW7

Approximate Gross Internal Floor Area
130 sq m / 1409 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank

Knightsbridge

52-54 Sloane Avenue

London

SW3 3DD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Daniel Garnett

+44 20 3839 3242

daniel.garnett@knightfrank.com

Third Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2021. Photographs and videos dated October 2021.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.