



## ENNISMORE GARDENS

Knightsbridge, SW7





# LUXURY LIVING IN A PRIME LOCATION

A best-in-class first-floor double lateral apartment in one of the finest buildings on Ennismore Gardens, one of London's premium garden squares in the heart of Knightsbridge.



Local Authority: City of Westminster

Council Tax band: H

Tenure: share of freehold Plus Leasehold: Approximately 974 years remaining

Ground rent: Please note, we have been unable to confirm the ground rent You should make your own enquiries.

Service charges: Approximately £43,585 per annum, reviewed every year. Next review due 2026.

**Guide Price: £11,500,000**





## ENNISMORE GARDENS, KNIGHTSBRIDGE SW7

Set within a grand double-fronted Portland stone building on the coveted south terrace, this exceptional apartment offers 3,355 sq. ft. of beautifully proportioned space, with six impressive floor-to-ceiling windows framing spectacular views over the communal gardens. The property benefits from excellent common areas, a passenger lift, and a live-in porter, ensuring convenience and security.

The building is central on the south terrace, creating a quiet atmosphere thanks to the no-through road which Ennismore Gardens provides.











## WHERE ELEGANCE MEETS COMFORT

Meticulously refurbished by renowned architect and designer Mike Spink, the interiors have been thoughtfully designed for both elegance and comfort. The principal apartment spans 2,730 sq. ft., featuring a magnificent double reception room with rare volume and natural light, a stunning principal bedroom suite overlooking the square, a further generous double bedroom with an en suite shower room, and a bright south-facing eat-in kitchen. A private balcony offers further outdoor space.

There is also the benefit of a utility room for all of your ironing and laundering needs.

Included in the sale is a separate 625 sq. ft. apartment on the lower ground floor, perfect for guests or staff, bringing the total useable space to 3,355 sq. ft.

Residents have the opportunity to apply for access to Ennismore Gardens and a Westminster parking permit. Located moments from both Hyde Park and Brompton Road, the property is ideally positioned for world-class shopping, dining, and easy access to Heathrow and the City.

Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.







## THE IDEAL LOCATION

The property is located in Knightsbridge, just north of Brompton Road and south of Hyde Park. This area is known for its luxury shops, restaurants, and cultural attractions. Harrods and the boutiques of Sloane Street are within walking distance. Hyde Park provides outdoor space for recreation, and there are good transport links, including the London Underground, for easy access to the rest of the city. This location offers a practical blend of convenience and access to local amenities.



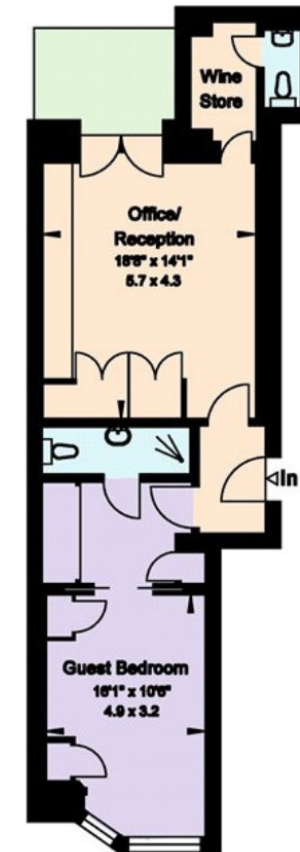
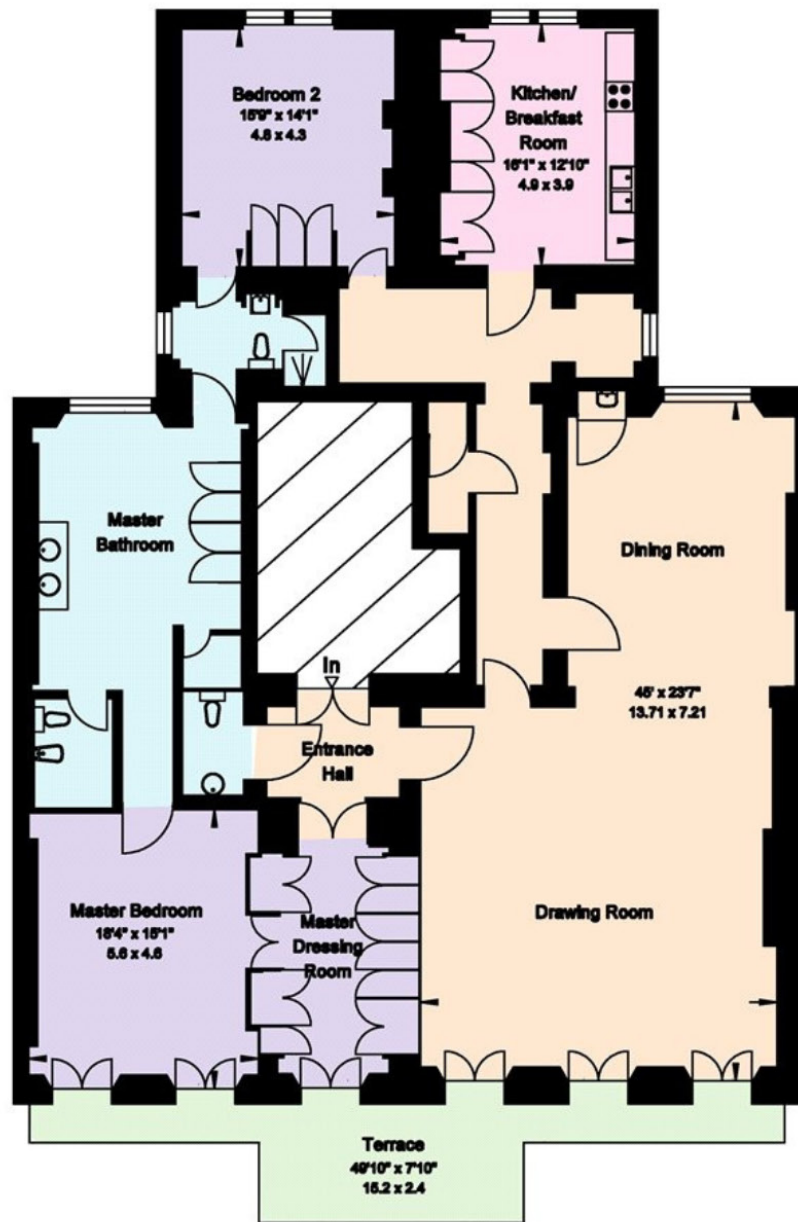












**Lower Ground Floor**

Approximate Gross Internal Area (Main Flat) = 253 sq m / 2730 sq ft

Approximate Gross Internal Area (Lower Ground Floor) = 58 sq m / 625 sq ft

Approximate Gross Internal Area (Total) = 311 sq m / 3,355 sq ft

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. (ID767266)



We would be delighted  
to tell you more.

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