



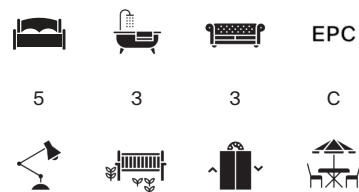
ENNISMORE GARDENS

Knightsbridge, SW7



A RARE FIND IN THE HEART OF KNIGHTSBRIDGE

An exceptionally rare double lateral apartment set across three buildings, with listed building consent to be used as one residence, benefiting from garden views and natural light throughout.



Local Authority: City of Westminster

Council Tax band: G & H

Tenure: Leasehold: approximately 975 & 986 years remaining

Ground rent: Peppercorn

Service Charge: The total for both flats is £9,940.27 per annum, reviewed every year. Next review due 2026.

Guide Price: £4,500,000



ENNISMORE GARDENS, KNIGHTSBRIDGE SW7

The recently redecorated flat offers a spacious double reception room, separate kitchen, four double bedrooms (two with en suite bathrooms, including the principal), a family bathroom and further bedroom/study with en suite cloakroom. To the rear of the apartment there is a south-facing terrace.

There is also a basement vault available under a separate lease, as well as two common storage rooms in the basement which have recently been completely refurbished.







COMFORT AND CONVENIENCE

The apartment is situated on the third floor of the building, offering convenient lift access for ease of entry. Residents also have exclusive access to Ennismore Gardens as well access to The Garden of Brompton Oratory, which is open to the general public. These beautifully maintained, award-winning communal gardens are perfect for relaxing or enjoying a peaceful stroll. It's important to note that the apartment is held on two separate long leases due to the split nature of the ownership structure.



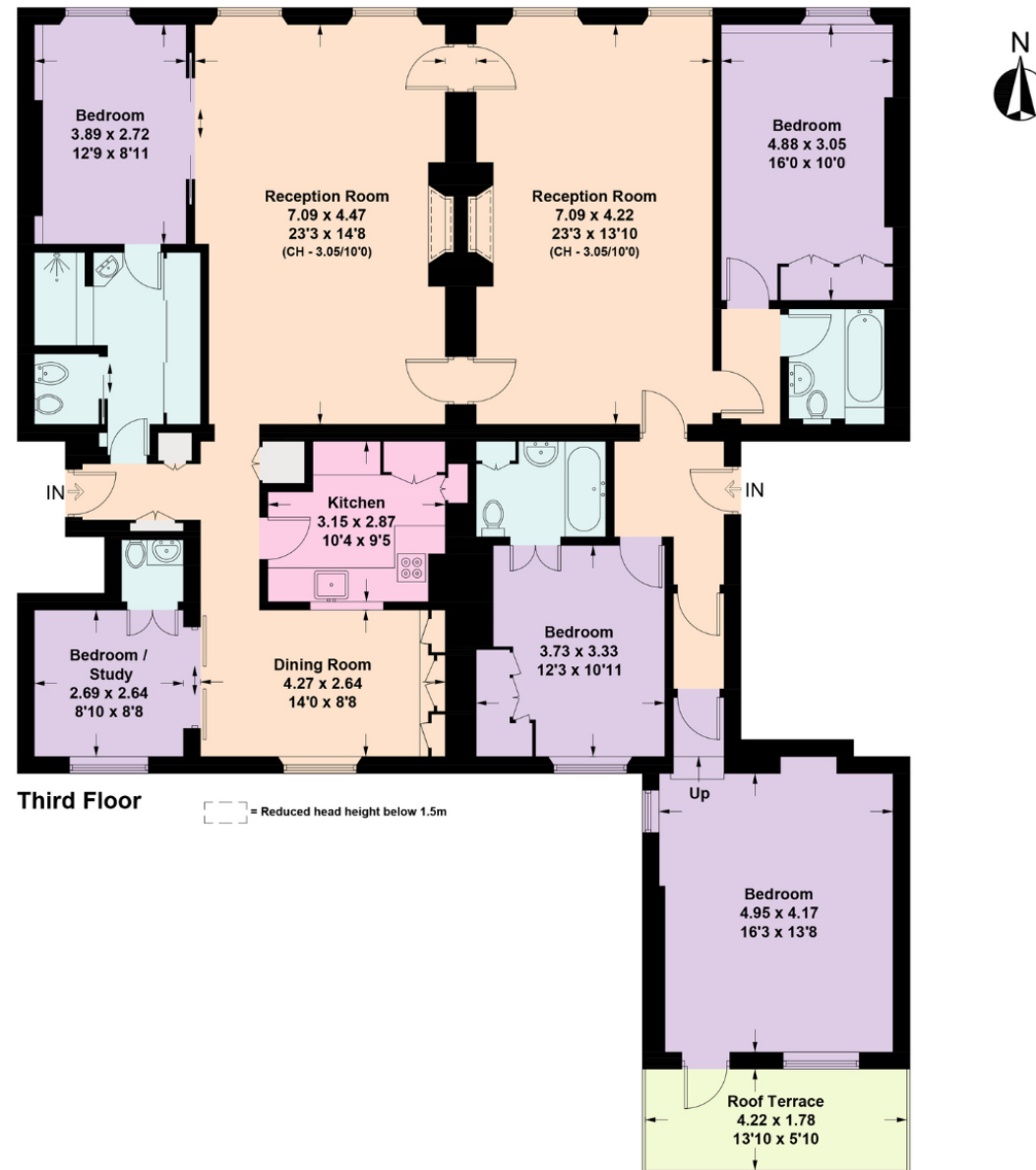
A PRIME LONDON LOCATION

Ennismore Gardens is widely regarded as one of the finest and most prestigious garden squares in the sought-after district of Knightsbridge, offering a serene and picturesque setting that blends charm with exclusivity. The square is ideally located, providing a rare combination of tranquillity and convenience in the heart of London's most desirable neighborhood. Just a few hundred yards to the north, you'll find the expansive and iconic Hyde Park, perfect for outdoor activities and enjoying nature. To the south, the renowned shopping destinations of Brompton Road are close by, offering a variety of high-end boutiques, designer stores, and luxury retailers. With its prime position, Ennismore Gardens provides the perfect balance between peaceful residential living and easy access to some of the best cultural, retail, and leisure offerings in London.









Approximate Gross Internal Area = 200.1 sq m / 2154 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.

Roly Ingleby-MacKenzie

+44 20 7861 1790

Roly.Ingleby-McKenzie@knightfrank.com

Knight Frank Knightsbridge

52-54 Sloane Avenue

SW3 3DD

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

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