



Ennismore Gardens  
Knightsbridge SW7

**M**askells

Immaculately presented 2 bedroom 2 bathroom apartment with patio garden, refurbished in a classical style with great attention to detail, and providing over 109 Sq m of accommodation. Situated on one of London's finest garden squares, close to Hyde Park, South Kensington and central Knightsbridge.



### Accommodation and Amenities

- HIGH CEILINGS
- LARGE PATIO GARDEN
- ACCESS TO COMMUNAL GARDENS
- EXCELLENT LOCATION

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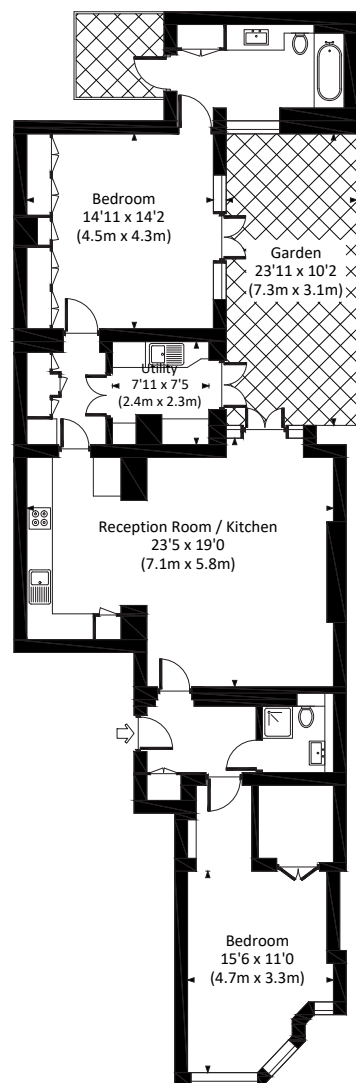
The apartment has been owner occupied for a considerable time and was refurbished recently with this in mind. The kitchen has lots of counter space and is fitted with Neff appliances. Bespoke joinery has been employed throughout the apartment to provide excellent storage in both the voluminous bedrooms and in the hallway spaces. The ceiling height is exceptional giving a very spacious feel, and the flat is decorated in a contemporary colour throughout with solid wood flooring in the living areas.

The accommodation comprises; entrance hall, large open plan kitchen reception room, utility room with washing machine and dryer, master suite with bespoke built in wardrobes and spacious bathroom, second double bedroom with walk-in wardrobe, shower room and patio garden.

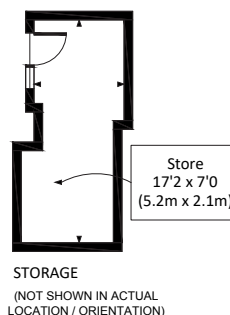
Ennismore Gardens is 0.6 miles to Knightsbridge underground station (Piccadilly lines) and 0.6 miles to South Kensington underground station (Piccadilly, District and Circle lines).







Lower Ground Floor



## APPROXIMATE FLOOR AREA

109.5 sq m / 1,179 sq ft  
Storage 10.6 sq m / 114 sq ft  
Total 120.1 sq m / 1,293 sq ft



## TERMS

**Asking Price** £1,250,000

**Tenure** Leasehold, 92 years remaining

**Service Charge** £6,569.82 for the period  
1st April 2024 to 31st March 2025

**Ground Rent** £150 per annum

**EPC** E

**Council Tax Band** G

**Local Authority** Westminster City

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