

FLAT 7, 14 ENNISMORE GARDENS, SOUTH KENSINGTON, SW7 1AA
£4,995 PER MONTH
COUNCIL TAX BAND: G

TRISPENS



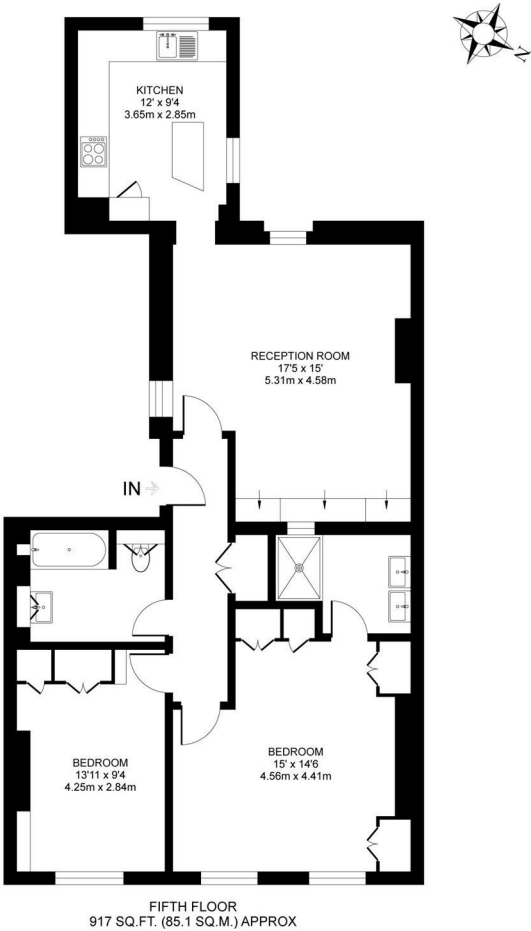
THIS RECENTLY REFURBISHED TWO-BEDROOM, TWO-BATHROOM APARTMENT OCCUPIES THE FIFTH FLOOR (WITH LIFT) OF AN IMPOSING VICTORIAN BUILDING OVERLOOKING ONE OF THE FINEST GARDEN SQUARES IN KENSINGTON & CHELSEA.

FINISHED TO AN EXCEPTIONAL STANDARD, THE PROPERTY FEATURES WOOD FLOORING THROUGHOUT AND A SUPERB KITCHEN WITH CENTRAL ISLAND AND BREAKFAST BAR, INTEGRATED APPLIANCES, WINE FRIDGE AND UNDERFLOOR HEATING. THE ELEGANT RECEPTION ROOM INCLUDES BESPOKE FITTED SHELVING WITH INTEGRATED LIGHTING AND A FEATURE FIREPLACE.

THE PRINCIPAL BEDROOM OVERLOOKS THE BEAUTIFUL COMMUNAL GARDENS AND BENEFITS FROM EXTENSIVE FITTED WARDROBES AND A LUXURIOUS EN-SUITE WITH WALK-IN SHOWER, TWIN SINKS AND UNDERFLOOR HEATING. THE GENEROUS SECOND BEDROOM ALSO HAS FITTED WARDROBES AND GARDEN VIEWS, WHILE THE FAMILY BATHROOM FEATURES A LARGE BATHTUB AND UNDERFLOOR HEATING.

ENNISMORE GARDENS IS AN EXCEPTIONALLY PEACEFUL AND PRESTIGIOUS ADDRESS, WITH ACCESS TO THE STUNNING COMMUNAL GARDENS. KNIGHTSBRIDGE, SOUTH KENSINGTON, HYDE PARK AND KENSINGTON GARDENS ARE ALL WITHIN EASY WALKING DISTANCE.

Ennismore Gardens, SW7



TOTAL APPROX. FLOOR AREA 917 SQ.FT. (85.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

TIM LAWLER
02035181625
HELLO@TRISPENS.CO.UK

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