



**BEAUCHAMP
ESTATES**

Ennismore Gardens

KNIGHTSBRIDGE





Elegant freehold townhouse overlooking Ennismore Gardens.

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Exterior

Positioned on one of Knightsbridge's most sought-after garden squares, this exceptional freehold residence enjoys uninterrupted views to both the front and rear. The property benefits from a rear balcony, a private roof terrace and coveted keyed access to the beautifully maintained communal gardens of Ennismore Gardens. Parking spaces are available by separate negotiation.

Highlights

- Freehold House
- Garden views
- Newly renovated
- Turnkey





Interiors

Extending across approximately 376 sq m (4,057 sq ft), this beautifully presented house combines impressive proportions with contemporary comfort. Outstanding ceiling heights and expansive entertaining spaces create a remarkable sense of volume throughout. The accommodation includes a grand drawing room, formal dining room, study and a spacious kitchen/breakfast room. The luxurious principal suite is complemented by four further bedrooms, recently renovated bathroom suites and a separate staff suite. Additional features include a passenger lift serving all floors, a utility room and a guest cloakroom.

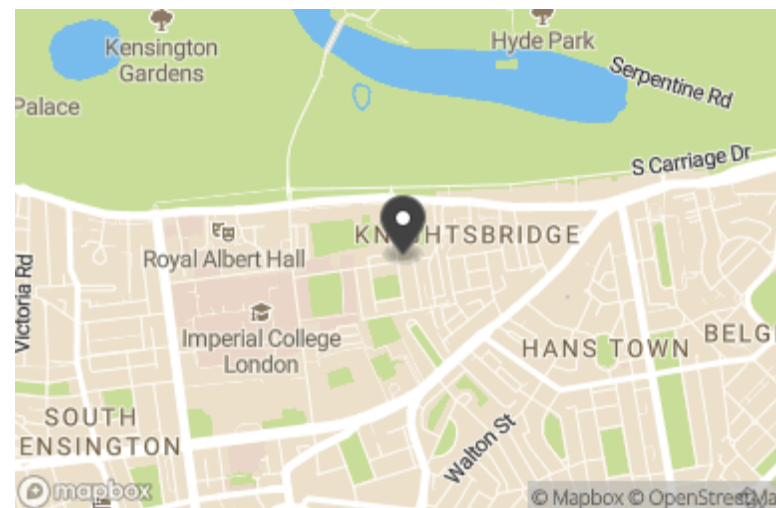


Features

- Lift
- Roof Terrace
- Vault Storage

Location

Ennismore Gardens is ideally positioned north of Brompton Road and moments from Hyde Park, offering immediate access to the world-class shopping, dining and cultural amenities of Knightsbridge. Nearby destinations include Harrods, Harvey Nichols and the boutiques of Sloane Street. Excellent transport connections are provided by Knightsbridge Underground Station (Piccadilly line) and South Kensington Underground Station (Circle, District and Piccadilly lines), with convenient access to the West End, the City and Heathrow Airport.



Terms

Price: £8,200,000

Tenure: Freehold

Local Authority: Westminster

Council Tax: H

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92+)	(92+)	(92+)	(92+)
(81-91)	(81-91)	(81-91)	(81-91)
(69-80)	(69-80)	(69-80)	(69-80)
(55-68)	(55-68)	(55-68)	(55-68)
(39-54)	(39-54)	(39-54)	(39-54)
(21-38)	(21-38)	(21-38)	(21-38)
(1-20)	(1-20)	(1-20)	(1-20)
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	England, Scotland & Wales	England, Scotland & Wales	England, Scotland & Wales
	69		57
	47		36

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Ennismore Gardens, SW7

APPROX. GROSS INTERNAL AREA *
4022 Sq Ft - 373.73 Sq M
(Excluding Vaults)

APPROX. VAULTS AREA *
121 Sq Ft - 11.33 Sq M

TOTAL APPROX. GROSS INTERNAL AREA *
4144 Sq Ft - 385.06 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key:
CH - Ceiling Height





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