



ENNISMORE GARDENS

KNIGHTSBRIDGE SW7





A rare opportunity to acquire this elegant south facing maisonette on the corner of the favoured North Terrace of Ennismore Gardens, one of Knightsbridge's finest garden squares.

Set over the ground and lower ground floors of a handsome Portland stone building, the apartment has a magnificent reception room with 4.15m ceiling height, carved marble fireplace and full length south facing windows and doors opening on to a generous balcony looking over the private garden which can also be accessed from the balcony. The serene garden square sits beyond the private patio garden.

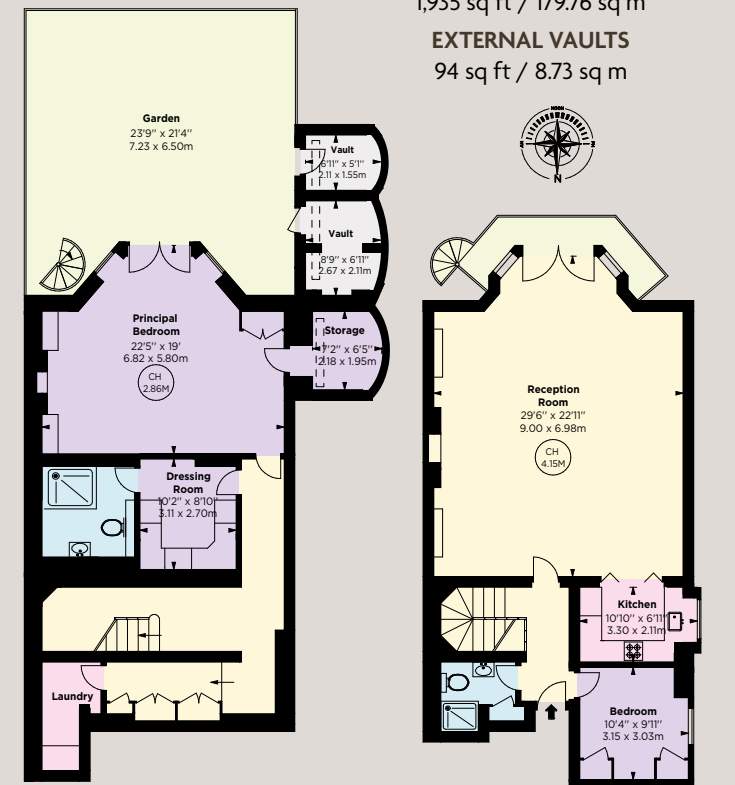
A well-appointed modern kitchen can be found to the rear of this voluminous room. Also found on this floor is the second bedroom and guest shower room. The principal bedroom with en suite bathroom and dressing room occupy the lower ground. A separate laundry room has been cleverly created along with additional storage in the under-street vaults.



This quite exceptional flat is moments from the vast green expanse of Hyde Park, as well as the world-renowned shops, restaurants and amenities of Knightsbridge and South Kensington.

These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/ tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.

Key :
CH - Ceiling Height



LOWER GROUND FLOOR

GROUND FLOOR

FEATURES

- Principal Bedroom with En Suite Bathroom and Dressing Room
- Double Bedroom
- Shower Room
- Reception Room
- Kitchen
- Balcony
- Garden

TERMS

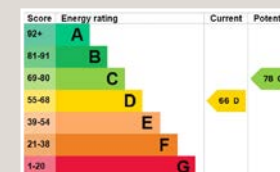
£2,750,000

Leasehold approx. 90yrs remaining

Service charge: £5,280 p.a.

Council tax: Band H, Westminster

Ground rent: Peppercorn



www.nicolasvanpatrick.com