Ennismore Gardens

KNIGHTSBRIDGE SW7

A rare opportunity to acquire an elegant two-bedroom apartment with beautifully proportioned accommodation, leafy views over the communal gardens and a superb private roof terrace enjoying a southerly outlook towards the Brompton Oratory. The property is arranged on the second floor of an impressive period building in one of Knightsbridge's most prestigious garden squares.

Extending to approximately 1032 sq ft in total, including a separate utility room, this charming apartment combines generous entertaining space with well-proportioned bedroom accommodation and an exceptional private terrace.

The spacious reception and dining room is particularly impressive, with high ceilings, intricate cornicing, parquet flooring and a feature fireplace. A large sash window fills the room with natural light, while the generous proportions provide ample space for both comfortable seating and formal dining.

A separate, well-appointed kitchen offers excellent storage and integrated appliances, with direct access onto the wonderful private roof terrace. Measuring approximately 16'2" x 14'8", the terrace provides an excellent space for outdoor dining and entertaining, with far-reaching views towards the distinctive dome of the Brompton Oratory.

The principal bedroom is beautifully proportioned and features two striking arched windows overlooking the leafy communal gardens. The second bedroom is also a generous size and enjoys the same attractive garden outlook. The accommodation is completed by a family bathroom, a separate shower room and a useful utility room positioned on the first-floor half landing.

Ennismore Gardens is a highly sought-after Knightsbridge address, quietly positioned between Hyde Park and Brompton Road. The world-class shops, restaurants and amenities of Knightsbridge and South Kensington are within easy reach, including Harrods, while excellent transport connections are available from Knightsbridge and South Kensington Underground stations.











- Two well-proportioned bedrooms
- Bathroom and separate shower room
- Spacious reception and dining room
- Private roof terrace
- Views towards the Brompton Oratory
- Leafy communal garden views
- Separate utility room
- Approximately 1032 sq ft in total
- Elegant period building
- Prestigious Knightsbridge garden square













APPROXIMATE FLOOR AREA

Approx. Gross Internal Area 938 Sq Ft / 87.14 Sq M (Excluding utility and storage room)
Approx. Gross Internal Area of Utility Room 40 Sq Ft / 3.68 Sq M
Approx. Gross Internal Area of Storage 54 Sq Ft / 5.04 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.
Floor Plans By Humble Spy Photography

ASKING PRICE
£1,995,000

TENURE
Leasehold approx 90 years remaining

SERVICE CHARGE
Approx. £9,861 per annum

GROUND RENT
Peppercorn

EPC
C

COUNCIL TAX BAND
G

LOCAL AUTHORITY
Westminster

Maskells

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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.