



ENNISMORE GARDENS

Knightsbridge SW7



# ELEGANT AND EXCEPTIONALLY SPACIOUS

This three bedroom apartment occupies the second floor of a distinguished building on Ennismore Gardens, offering views across the tranquil garden square.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, approximately 91 years remaining

Ground rent: Peppercorn

Service charge: £36,947.44 per annum, next review date 2026

**Guide Price: £8,950,000**



The home opens into a grand entrance hall, setting the tone for the generous proportions throughout. To the right lies the principal suite, complete with extensive built-in storage, a luxurious en suite bathroom, and the added comfort of air conditioning.

The impressive reception room, also air-conditioned, flows seamlessly into the dining area, with the contemporary kitchen subtly set back to create an inviting semi open-plan living and entertaining space.

Two additional bedrooms, both en suite and thoughtfully designed with ample storage, ensure comfort and privacy for family or guests. Practical features include a dedicated utility room and a private wine cellar, conveniently located on a half-landing below the





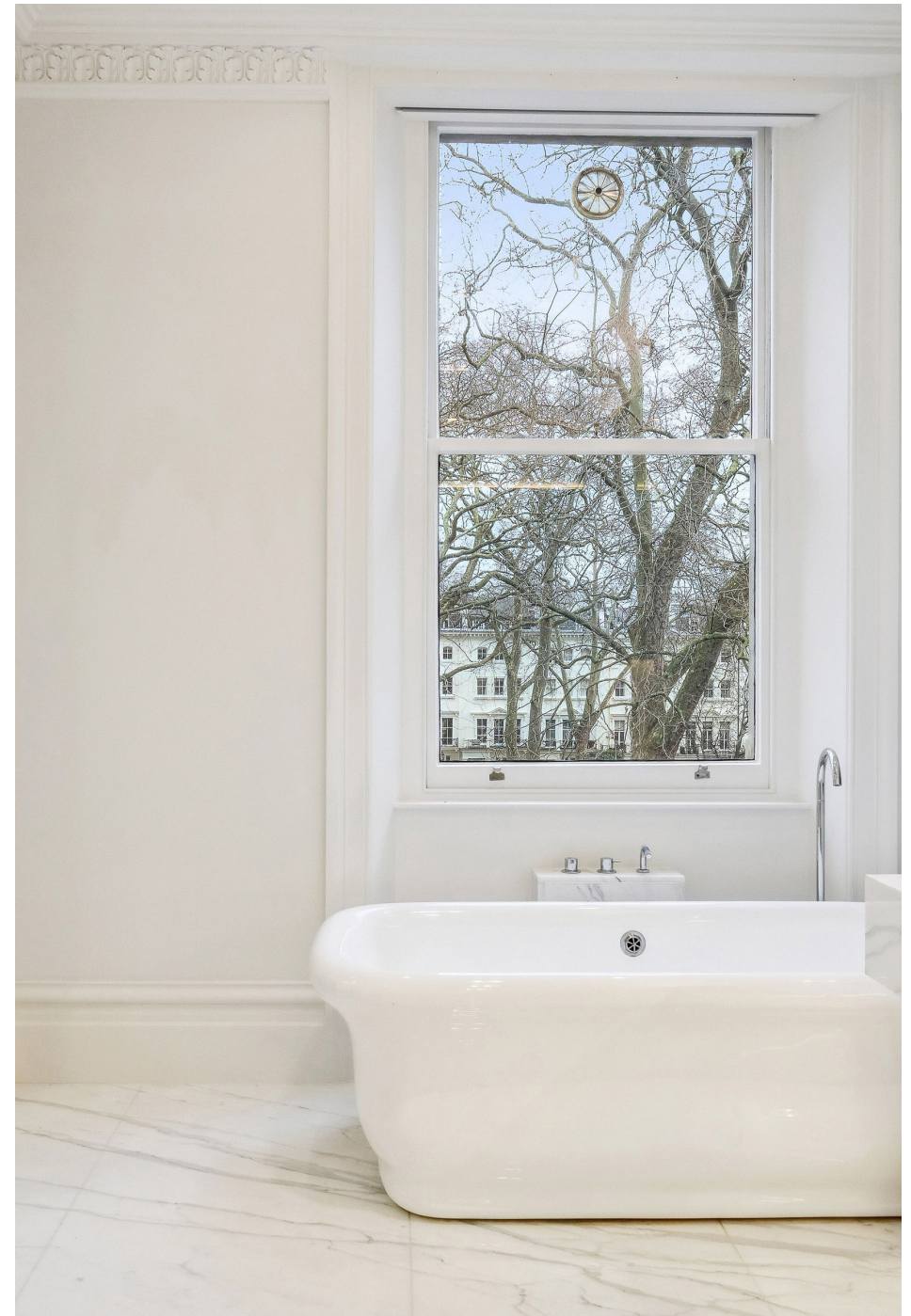




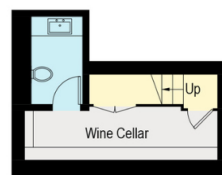
## LOCATION

The property is located in Knightsbridge, just north of Brompton Road and south of Hyde Park. This area is known for its luxury shops, restaurants, and cultural attractions. Harrods and the boutiques of Sloane Street are all within one mile.

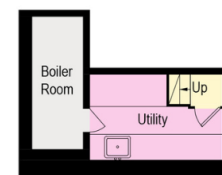
Hyde Park provides outdoor space for recreation, and there are good transport links, including the London Underground, for easy access to the rest of the city. This location offers a practical blend of convenience and access to local amenities.







First Floor



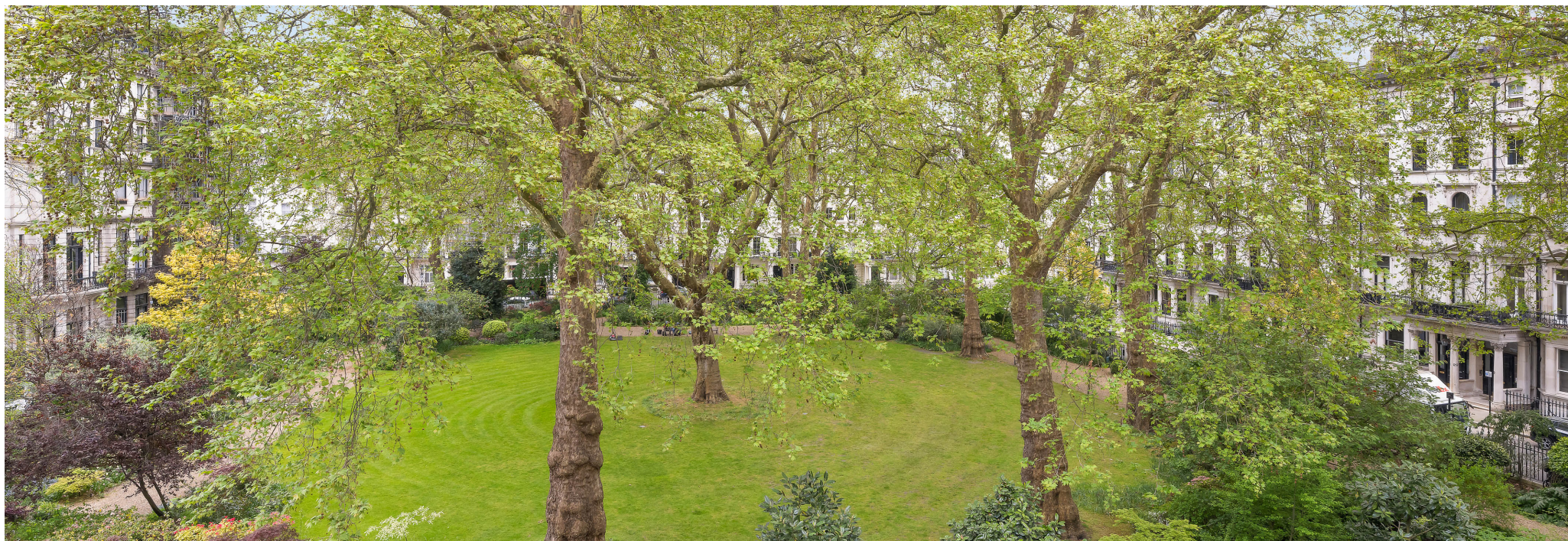
First Floor



Second Floor

Approximate Gross Internal Area = 272.4 sq m / 2932 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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