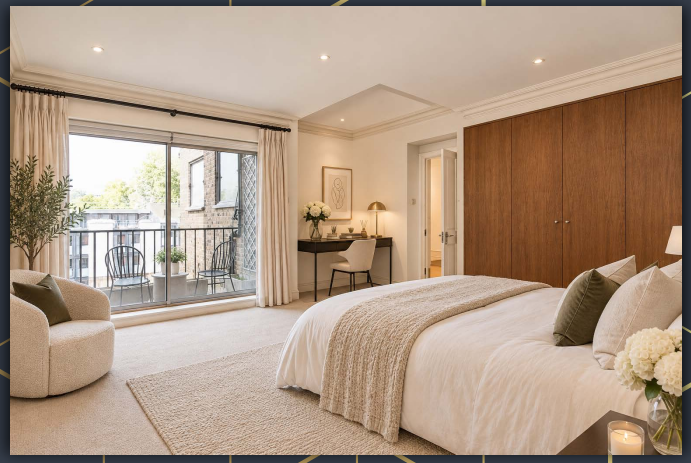
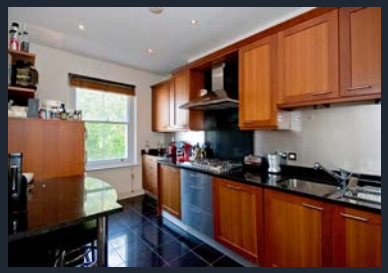






# ENNISMORE GARDENS

KNIGHTSBRIDGE SW7









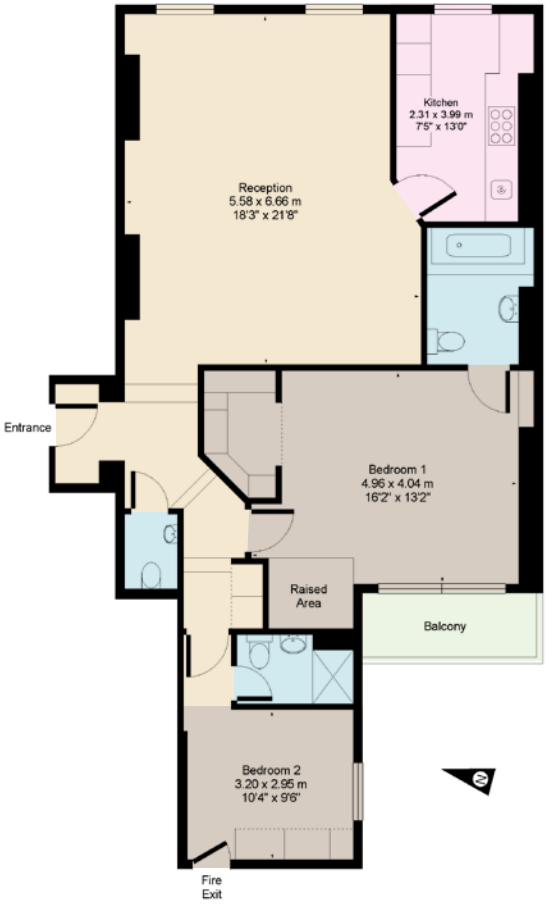
A well-proportioned two double bedroom, two and half bathroom apartment based on the 5th floor, with lift, of this handsome Portland Stone building on the peaceful Ennismore Gardens.

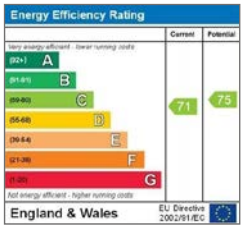
With views onto the manicured garden square from the sizeable reception dining room, and separate fully fitted kitchen, this apartment also benefits from having a west-facing terrace with far-reaching views to the rear.

Ennismore Gardens is considered one of Knightsbridge's finest garden squares, conveniently located only a few hundred yards from Hyde Park to the north and the famous shops including world renowned Harrods department store to the south.

## APPROXIMATE GROSS FLOOR AREA

1,102 Sq. Ft. / 102 Sq. M.




## FEATURES

- Principal Bedroom with Ensuite Bathroom
- Further Double Bedroom with Ensuite Shower Room
- Guest WC
- Reception/Dining Room
- Fitted Kitchen
- Balcony
- Lift
- Garden Square Access (by separate negotiation)

## FIFTH FLOOR

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

**PRICE:** £1,750,000

**TENURE:** Share of Freehold with 92 Years Remaining

**SERVICE CHARGE:** Approx £13,000 per annum

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.

Brochure by TwentyOneFifty Tel: 020 8778 2150 * some images have used AI/CGI edits

NICOLAS VAN PATRICK

www.nicolasvanpatrick.com