

# Ennismore Gardens

Knightsbridge, SW7



**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A beautifully appointed apartment for sale in Knightsbridge, SW7.

Set on the fifth floor of a handsome period building on Ennismore Gardens, the two-bedroom apartment has been refurbished to exacting standards and is presented to the market in turnkey condition.



**1 RECEPTION ROOMS**



**2 BEDROOMS**



**3 BATHROOMS**



**LEASEHOLD**



**1,052 SQ FT**



**GUIDE PRICE  
£3,000,000**



### The property

The property extends to 1052 sq. ft and comprises two double bedrooms, both en suite and with built-in bespoke wardrobes. The modern fitted kitchen boasts high-end appliances, woodwork and stone, whilst the double reception room has elegant floor-to-ceiling glass doors which lead to a large private terrace. There is also a separate WC.

The building is well maintained and is served by a porter and a lift.

Residents will qualify for an RBKC Parking Permit.

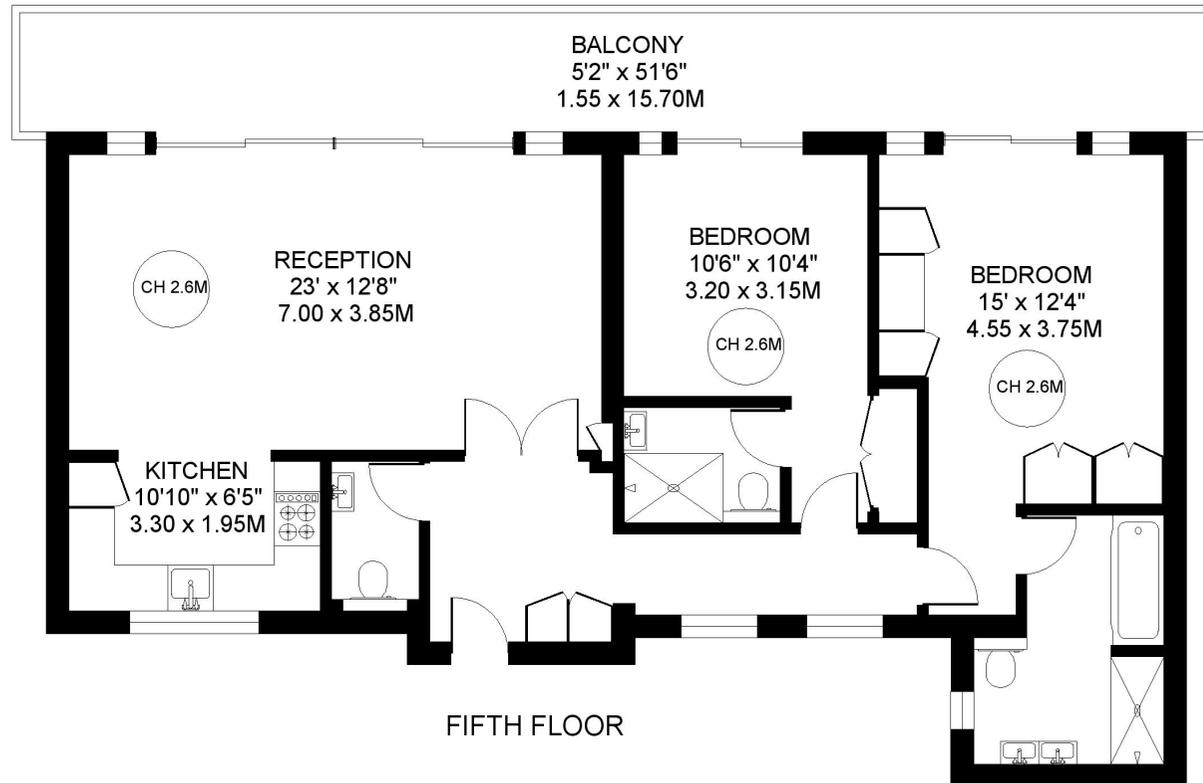
### Location

Ennismore Gardens is a prestigious and private Knightsbridge garden square located south of Hyde Park.

The property is ideally situated for all the boutique shops, bars and restaurants that both Knightsbridge and South Kensington have to offer.







## Floorplans

Gross internal area 1,052 sq ft (95 sq m)

For identification purposes only.

## General

**Tenure:** Leasehold, 180 years 11 months

**Local Authority:** City of Westminster

**Service Charge:** £8,784 pa (plus £5,312 per annum into a reserve fund)

**Ground Rent:** Peppercorn

**Council Tax:** Band H

**EPC Rating:** E

**Parking:** RBKC parking permit

**Mobile coverage and broadband:** Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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## Knightsbridge & Belgravia

66 Sloane Street, London SW1X 9SH

**020 7235 9959**

[knightsbridge@struttandparker.com](mailto:knightsbridge@struttandparker.com)

[struttandparker.com](http://struttandparker.com)



@struttandparker

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