

Ennismore Gardens, Knightsbridge



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Newly refurbished substantial
Knightsbridge three-bedroom
residence.

Located within one of Knightsbridge's most prestigious gardens squares, this exceptional duplex residence presents an ideal London pied-à-terre or sophisticated permanent home.

Set behind an impressive white stucco façade, the property combines timeless grandeur with contemporary elegance, has been newly refurbished and is presented to the highest standards.

The impressive reception room is distinguished by an exceptional 3.5-metre ceiling height, creating a wonderful sense of volume and light. This leads seamlessly into an elegant dining area, which opens onto a private south-facing terrace—an ideal setting for entertaining or relaxing outdoors.

The bespoke kitchen has been crafted with exceptional attention to detail and is beautifully appointed with premium Miele appliances, a Sub-Zero fridge freezer and a dedicated breakfast area. The kitchen also enjoys direct access to the private terrace.

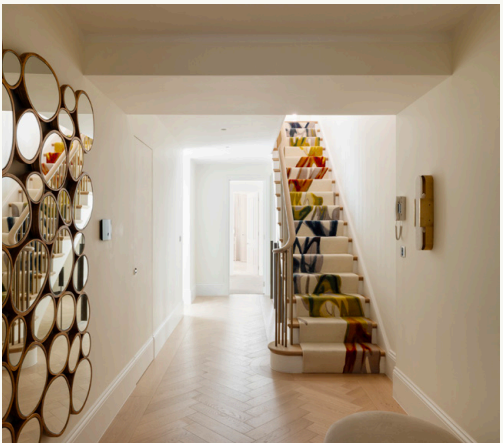
A beautifully carpeted staircase leads to the lower level, opening onto a generous landing and the private bedroom accommodation. The principal suite is a particularly impressive sanctuary, featuring exceptional ceiling height, a generously proportioned walk-in wardrobe and expansive windows overlooking the private terrace, allowing an abundance of natural light to flood the room. And further two luxurious en-suite bedrooms.

Throughout the residence, high-quality materials, refined finishes and immaculate joinery combine to create an atmosphere of understated modern luxury.

Further benefits include a resident caretaker, central heating and air conditioning.

3,091 sq ft (287.2 sq m)
Garden square location
Newly refurbished
4 metre ceiling height
Private south-facing terrace
Resident caretaker
Leasehold

Guide price £8,200,000



Location

Ennismore Gardens is one of Central London's most prestigious residential garden squares, ideally positioned in the heart of Knightsbridge.

The world-renowned Harrods, an outstanding selection of restaurants and boutiques, Sloane Square and the open spaces of Hyde Park are all within easy reach.

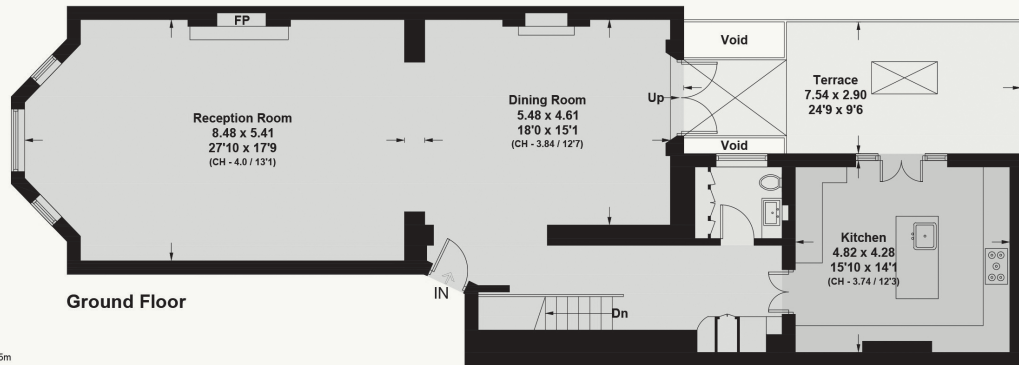
Postcode region: SW7

General

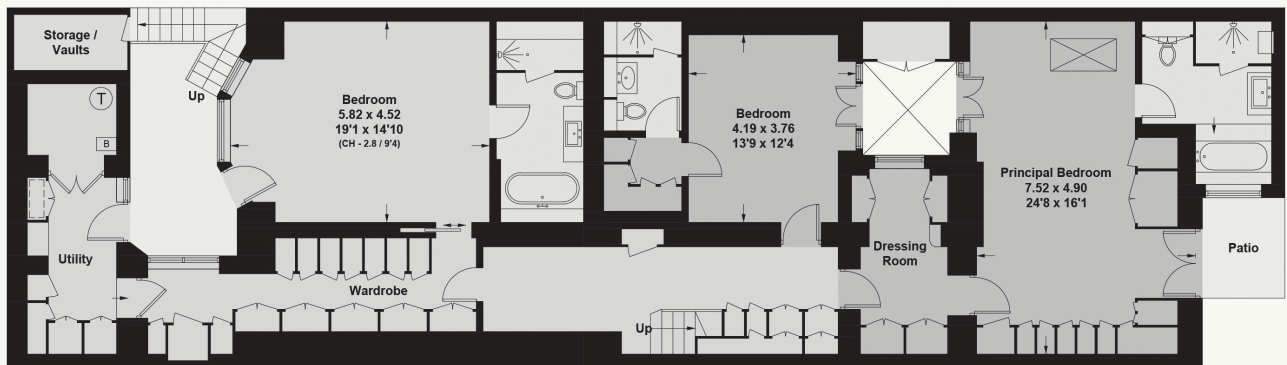
Tenure: Leasehold, approximately 90 years remaining
Local Authority: City of Westminster
Council Tax: Band H
EPC Rating: D
Service Charge: Approximately £9,826 per annum
Ground Rent: Peppercorn
Parking: Resident permit
Mobile coverage and broadband: Information can be found here:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Ennismore Gardens, SW7

Approximate Floor Area = 287.2 sq m / 3091 sq ft
(Excluding Storage / External Cupboard / Vaults / Void)
Including Limited Use Area (1.5 sq m / 16 sq ft)



□ = Reduced head height below 1.5m



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. (ID1326439)

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