



# ENNISMORE GARDENS

KNIGHTSBRIDGE SW7



# Overlooking the finest, manicured garden square in Knightsbridge this elegant and grand apartment must be seen.

With ceiling heights of nearly 4 metres in each of the principal rooms, along with abundant original cornicing and ceiling roses the classical decoration is in keeping with the history of the building. Parquet flooring and the original marble fireplace make a stunning centrepiece for the drawing room, complete with views over the award winning garden square. Large double doors, lead to the dining area and on to the bespoke kitchen with its bright southerly facing window framing the cupola of the world famous Brompton Oratory to the rear. A short corridor with solid marble floors leads to a bathroom, separate WC and double bedroom with dual aspect windows, high ceilings and the same grand ceiling decoration as seen in the drawing room.

This property was originally converted into a two bedroom apartment, a layout that could be reinstated if desired, with over 1100 sqft of internal floor area, this apartment offers an incoming buyer opportunity to enjoy grand proportions throughout. An additional storage cupboard is also owned by the property, found on the first floor.

Ennismore Gardens is just south of Hyde Park and north of the Brompton Road with its array of shops, restaurants and transport amenities. It is within walking distance of Harrods and Harvey Nichols and the many world-class restaurants and boutiques of the area. There is easy access to Mayfair and the West End and the M4 for Heathrow airport.

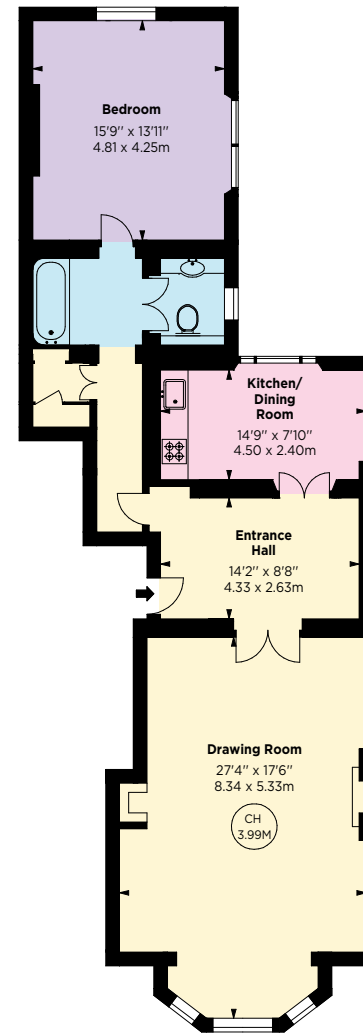


## FEATURES

- DOUBLE BEDROOM
- DRAWING ROOM
- BESPOKE FITTED KITCHEN
- BATHROOM
- LONG LEASE

Key :  
CH - Ceiling Height

⊗ - Under 1.5m

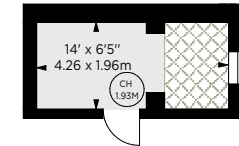


RAISED GROUND FLOOR



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

### HALF LANDING STORAGE



APPROXIMATE GROSS INTERNAL AREA  
1,129 Sq. Ft. / 104.88 Sq. M.

HALF LANDING STORAGE APPROX. GROSS INTERNAL AREA  
86 Sq. Ft. / 7.99 Sq. M.

TOTAL APPROX. GROSS INTERNAL AREA  
1,215 Sq. Ft. / 112.87 Sq. M.

PRICE: £2,550,000

TENURE: Leasehold with 93 Years Remaining

SERVICE CHARGE: £6,500 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.

