

On the instructions of P Mayo MRICS and A Kisby MRICS of

Allsop LLP acting as Joint Fixed Charge Receivers. FLAT 4, 33 ENNISMORE **GARDENS**

KNIGHTSBRIDGE • SW7

An exciting development opportunity in Knightsbridge, SW7

The property is in shell condition internally and requires complete refurbishment. Furthermore, the property may afford potential for reconfiguration, subject to obtaining all the necessary consents. The property is spread across the top three floors in a highly sought after location on Ennismore Gardens, benefiting from exceptional views.

The flat is arranged over the third, fourth and fifth floors with direct lift access to every floor. There is a south facing terrace overlooking the Brompton Oratory and the property provides direct views into the garden square of Ennismore Gardens. Apartments of this calibre and with such development potential are rarely available in the Knightsbridge market place.

Ennismore Gardens is a highly sought after Knightsbridge address located a short walk south of Hyde Park. It is in close proximity to Sloane Street and the Brompton Road benefiting from all the international amenities including Harrods and Harvey Nichols.

Local Authority: City of Westminster

Tenure: Leasehold - approximately 99 years remaining

Service Charge: 29 Sept 2016 - 24 Dec 2016 - £2,678.57 (Paid) & 25 Dec 2016 - 24 March 2017 - £2,678.57 (Paid)

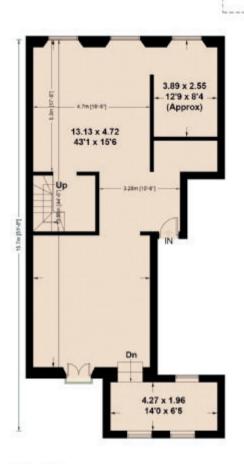
Guide Price: £5.250.000 +

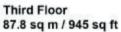


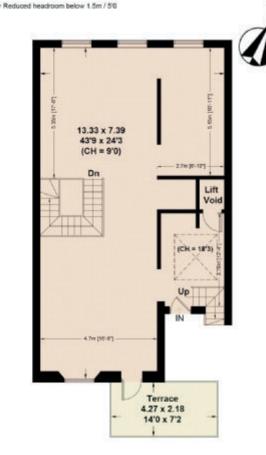




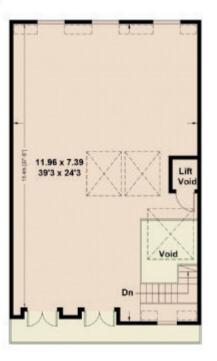








Fourth Floor 88.7 sq m / 955 sq ft (Excluding Lift Void)



Fifth Floor
77.3 sq m/ 832 sq ft
(Excluding Lift Void/ Reduced Head)

Approximate Total Gross Internal Floor Area

253.8 sq.m./2,732 sq.ft.

(Excluding Lift/ Void/ Reduced Headroom)

Approximate Total Gross Internal Floor Area

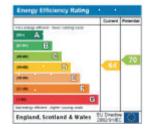
261.2 sq.m./2,811 sq.ft.

(Including Void/ Reduced Headroom/ Excluding Lift)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

Local Planning Authority:
City of Westminster
Tel: 020 7641 6500
Website: www.westminster.gov.uk

Buyers are advised to refer to the local authority website in relation to various listed building and planning applications.







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