

# FLAT 4, 33 ENNISMORE GARDENS

KNIGHTSBRIDGE • SW7





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 +

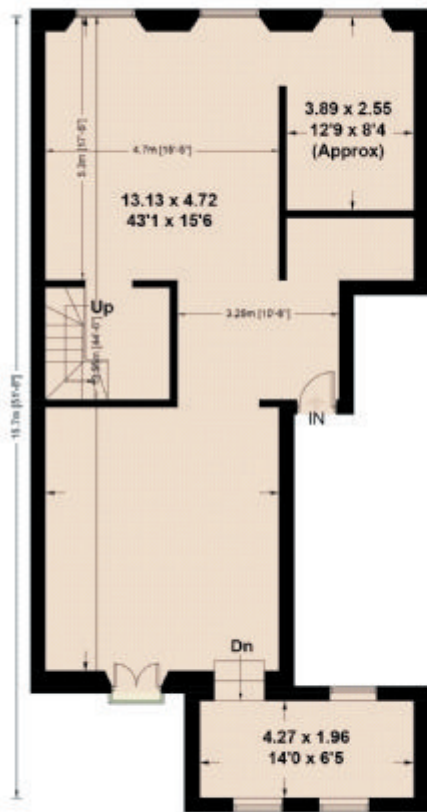




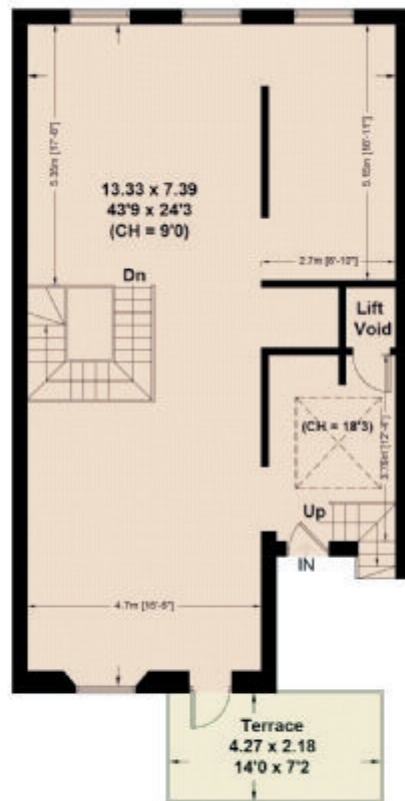




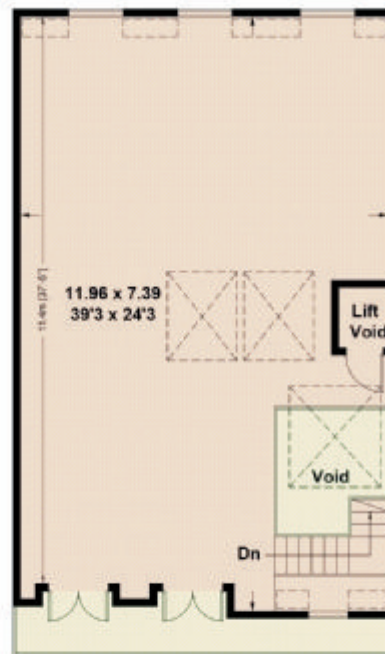
Reduced headroom below 1.5m / 5'0"



**Third Floor**  
87.8 sq m / 945 sq ft



**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](http://www.westminster.gov.uk)**

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

