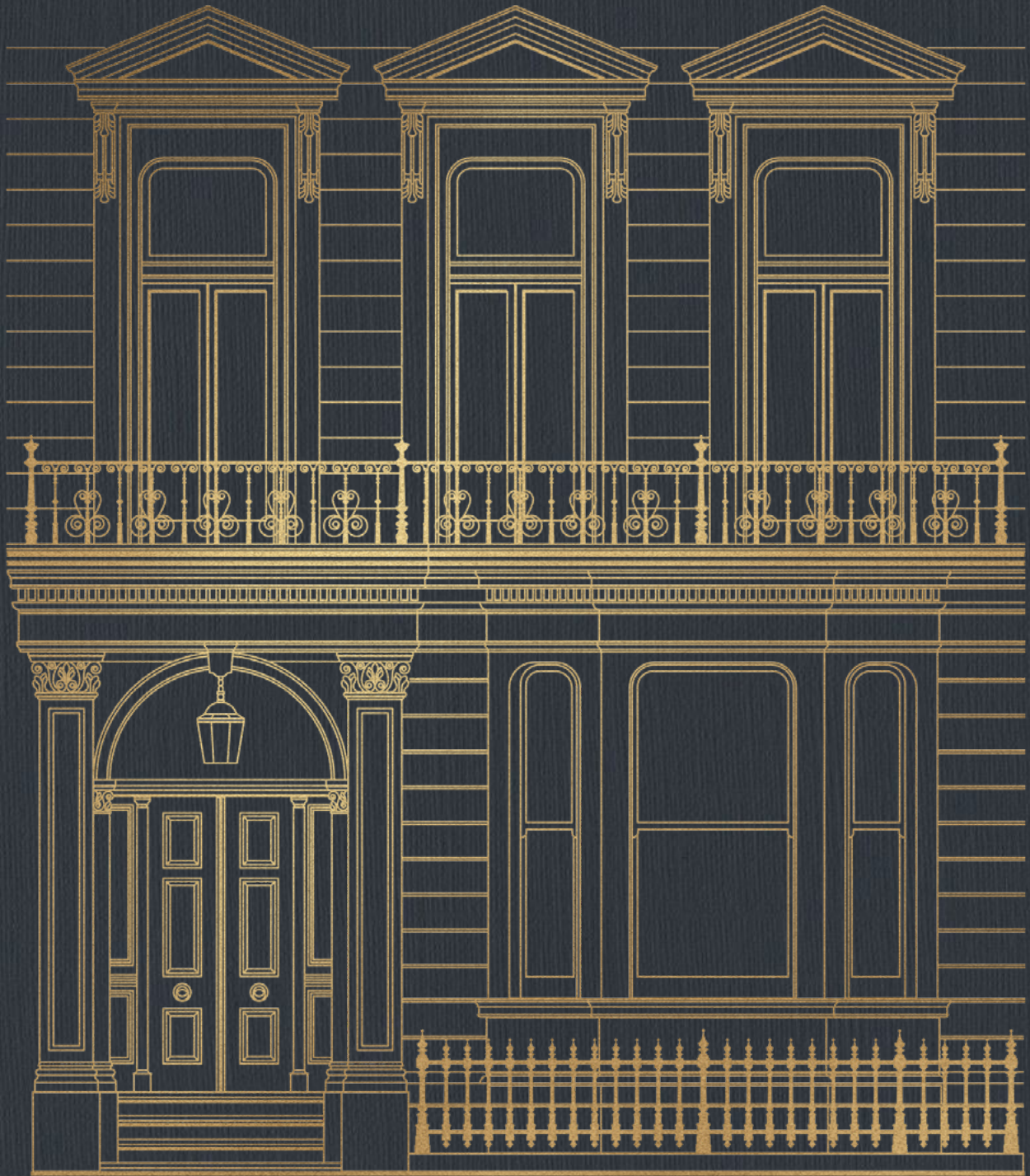


ENNISMORE GARDENS



KNIGHTSBRIDGE



An ambassadorial residence elegantly refurbished in an impressive contemporary style

Located on the sun-drenched western side of one of the most prestigious garden squares in London, this beautiful property occupies the prized ground and first floors of this stunning Grade II listed historic terrace.

Conceived by the 3rd Earl of Listowel between 1868 and 1874 'for persons of standing', Ennismore Gardens has for one and a half centuries been at the heart of Knightsbridge life. World renowned, this impressive garden square is firmly established in London history.

Benefitting from its own front door onto the garden square, 21a Ennismore Gardens occupies the ground and first floors of this grand, imposing, classically Victorian terrace.

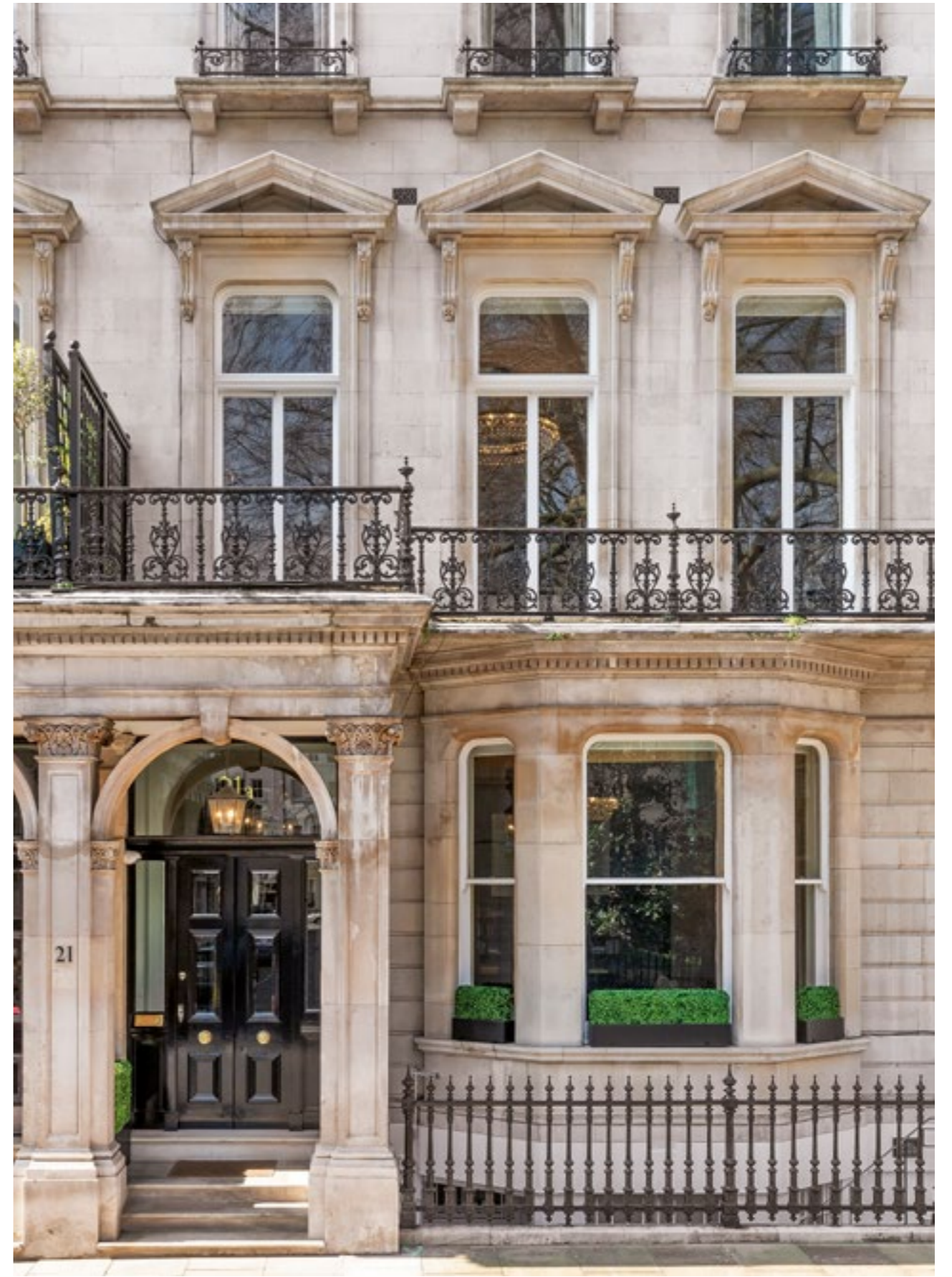
Historic architectural features retain their original glory throughout this ambassadorial residence which has been respectfully, elegantly and tastefully refurbished in a contemporary style.

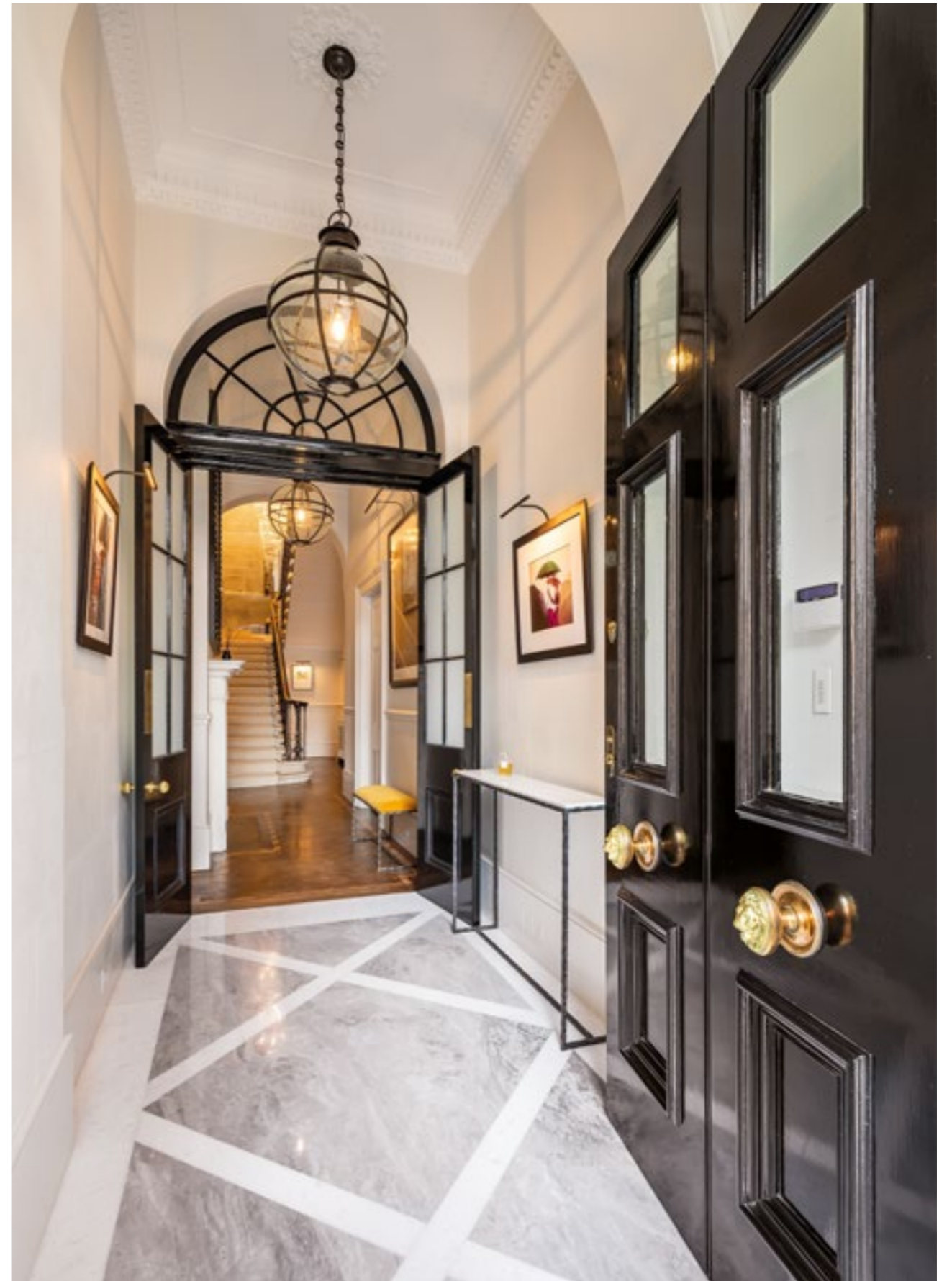
Bathed in morning sunshine into both of the stunning reception rooms overlooking the gardens, this duplex property extends over 3,117 sq ft. Generous room proportions, soaring four meter high ceilings and beautifully appointed interiors are impressive at every turn.

The splendid entrance hall leads to a stunning reception/dining room with a grand bay-window looking on to the gardens. The impressive art-lined corridor leads to two of the four bedrooms, and finally the kitchen with a casual dining island.

The grand lobby and staircase lead to the luxurious first floor and its stately reception room. Three sets of floor-to-ceiling French doors open on to a full-width private balcony overlooking the private gardens. An adjacent opulent master bedroom suite and marble bathroom complete this level. A discrete staircase leads to a beautifully appointed spacious fourth bedroom which opens on to its own private balcony.

Air conditioning and high specification audio visual and home automation technology has been fully integrated throughout. A resident porter, servicing this and adjoining properties, is located in the neighbouring 24 Ennismore Gardens.





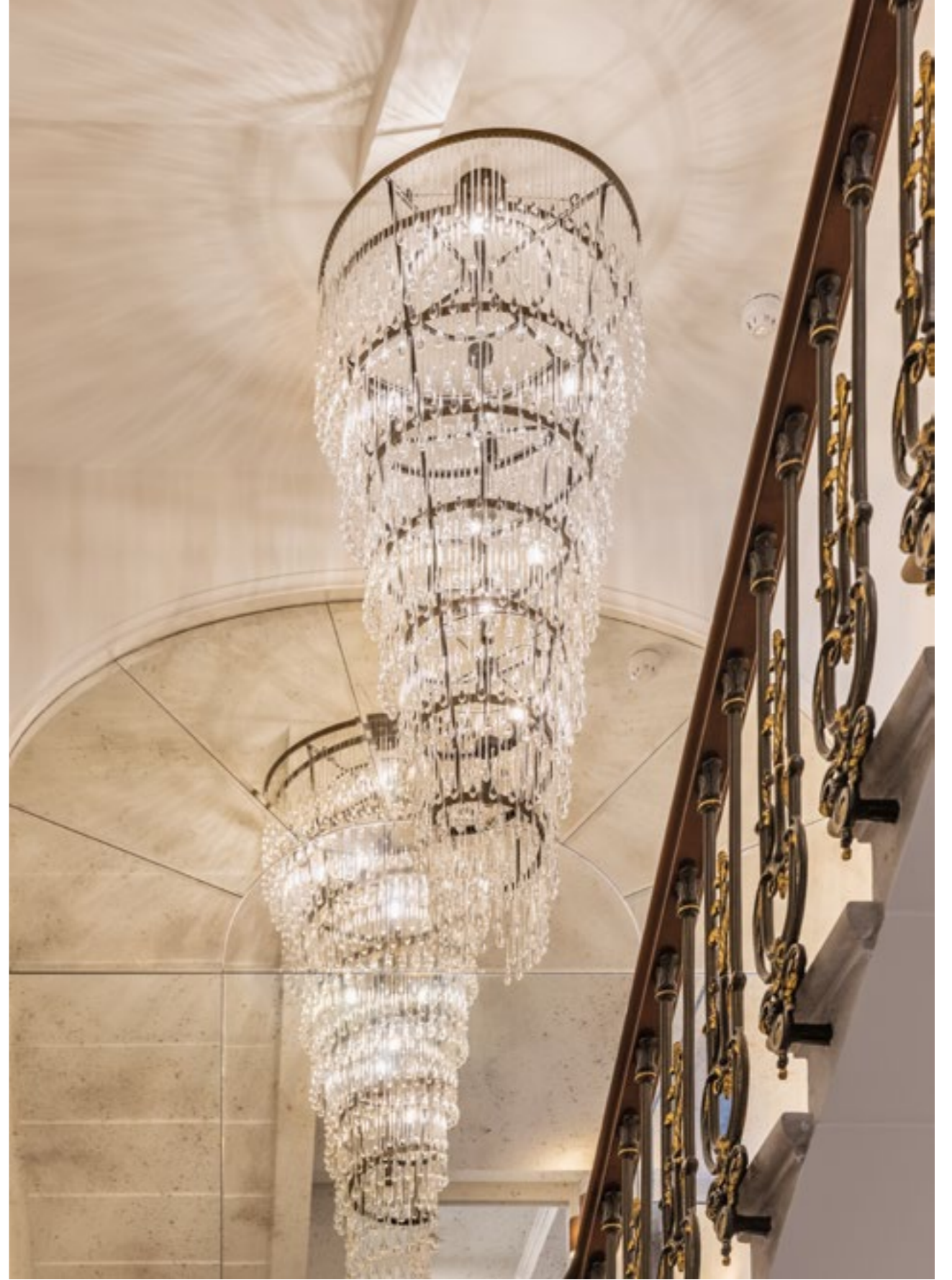










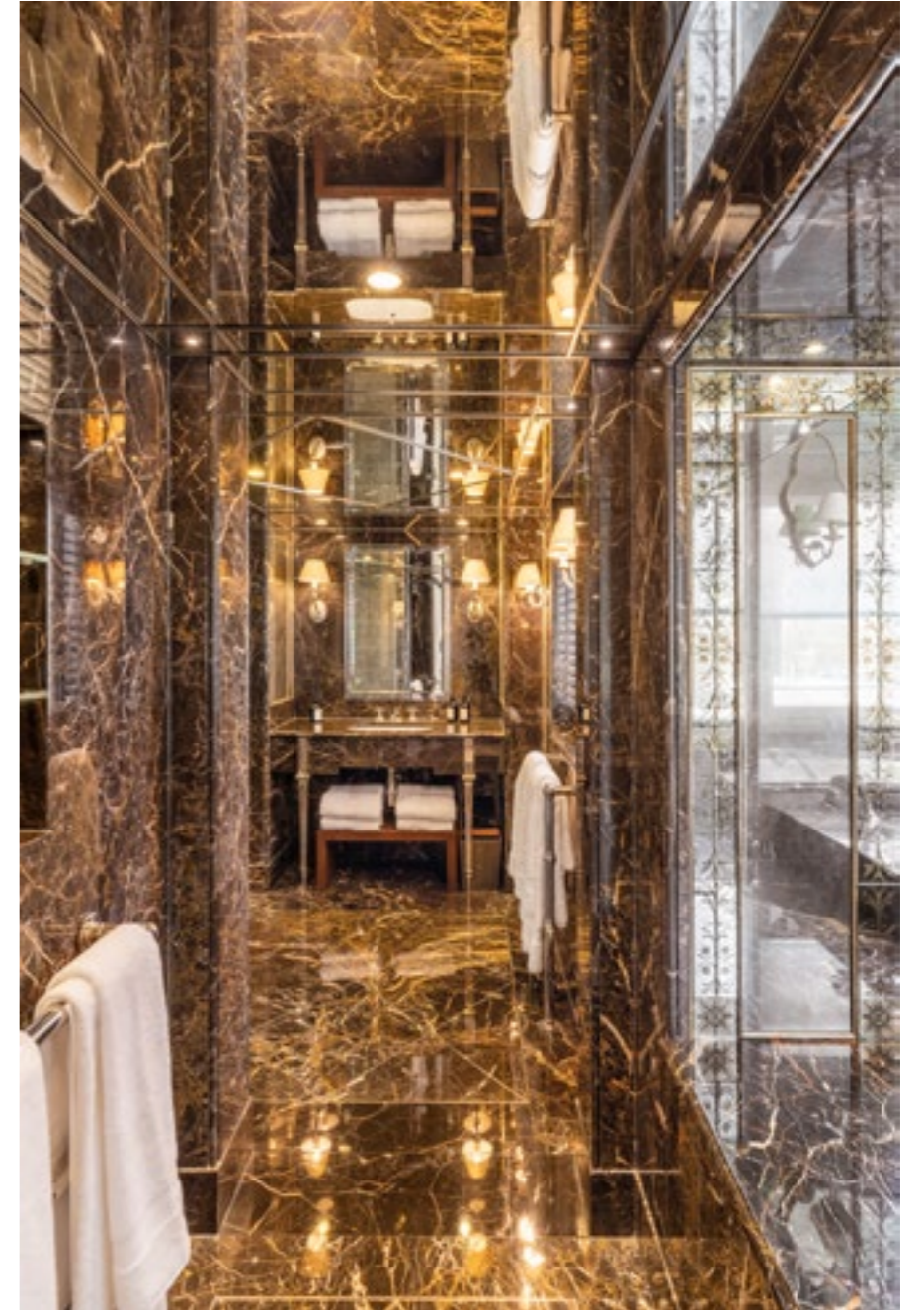










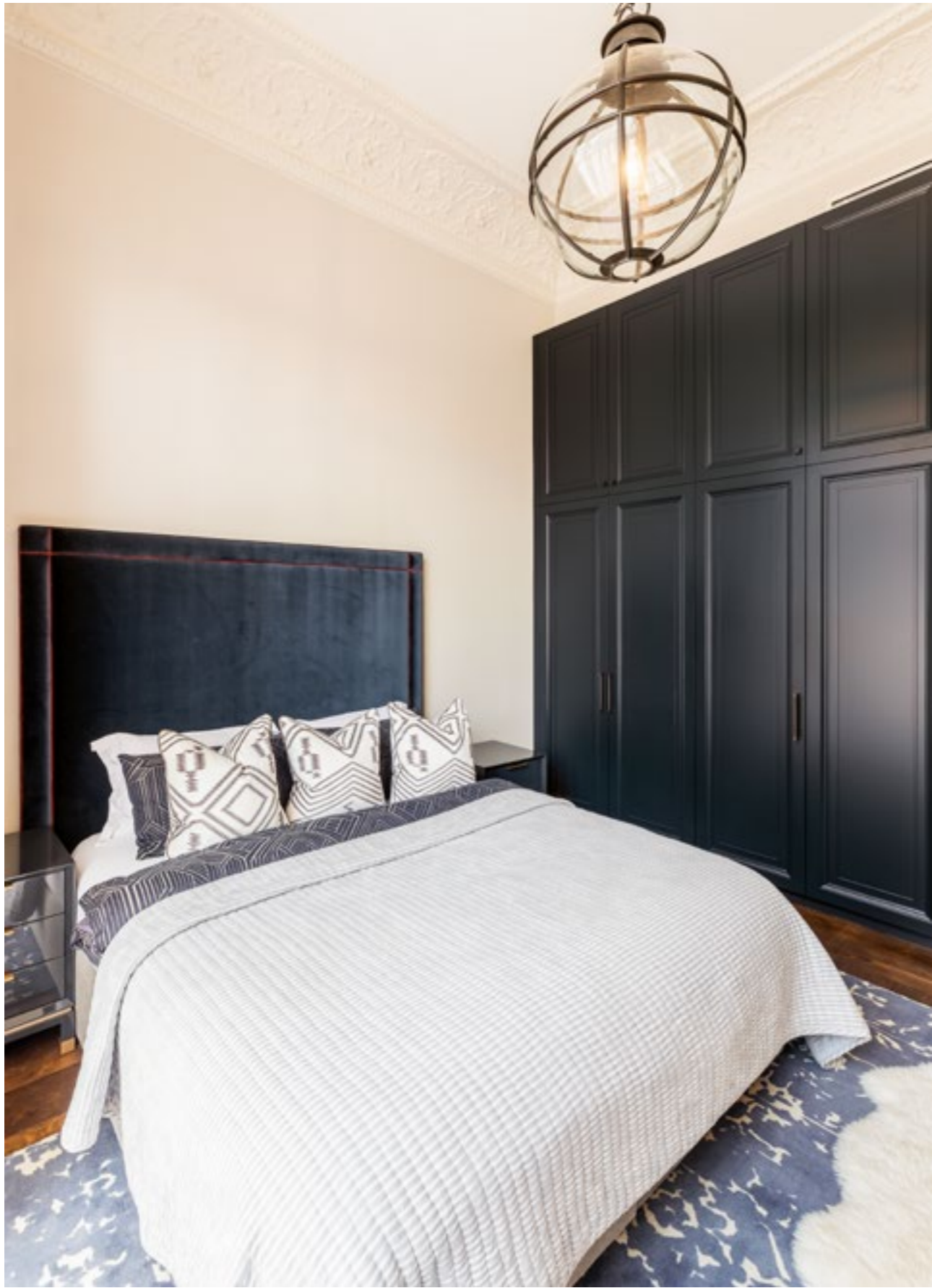










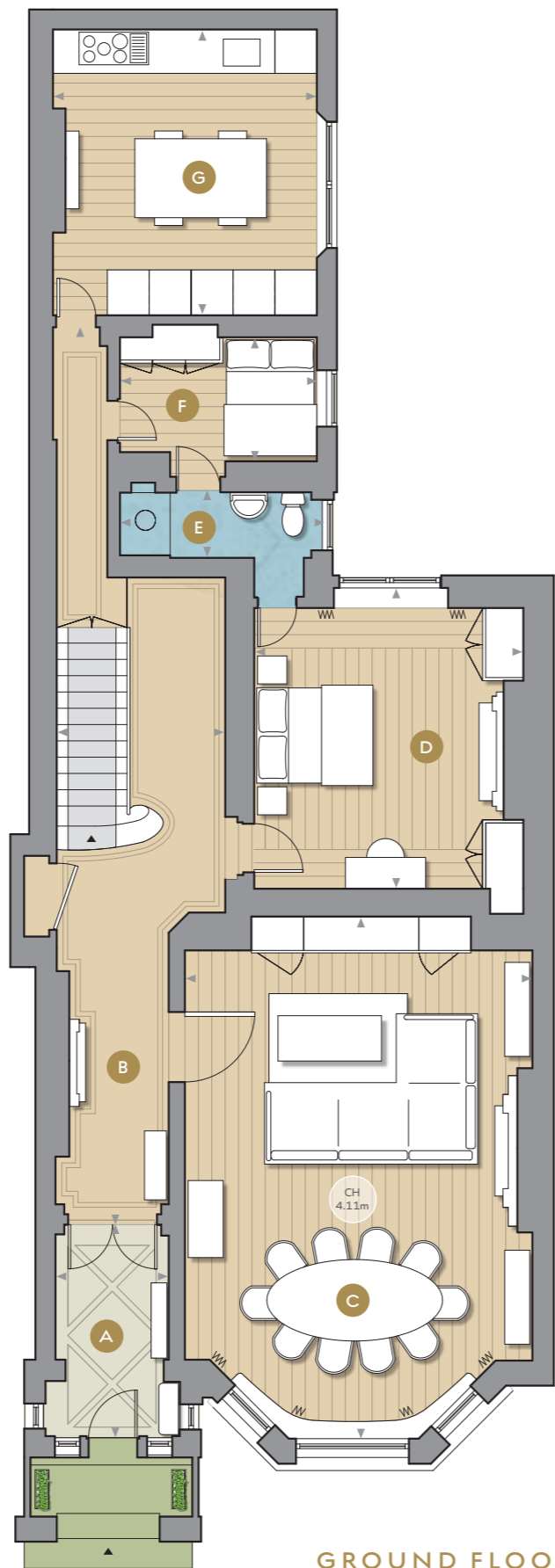


APPROXIMATE GROSS INTERNAL AREA
2,984 SQ FT / 277.27 SQ M

TERRACE
132 SQ FT / 12.35 SQ M

COMBINED TOTAL
3,117 SQ FT
289.82 SQ M

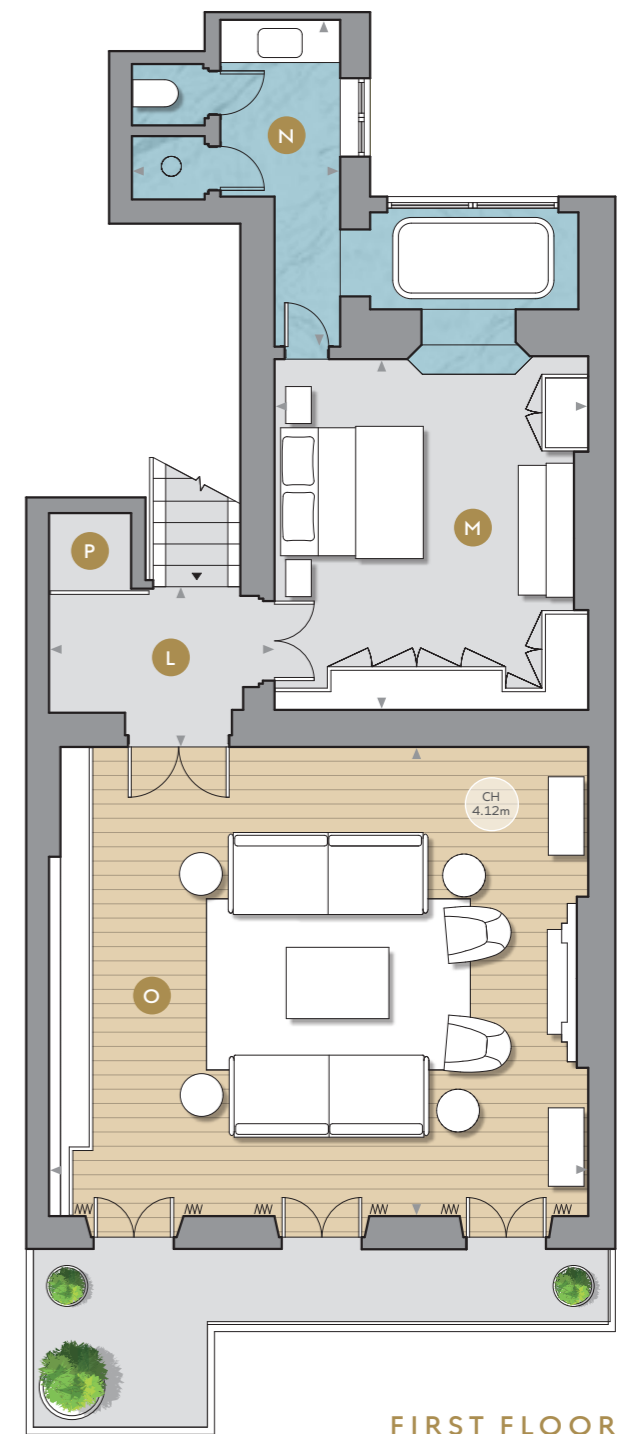
- A Entrance hall**
11'15" x 5'97"
3.4 x 1.82m
- B Lobby**
46'9" x 8'76"
14.32 x 2.67m
- C Sitting/dining room**
27'2" x 18'3"
8.27 x 5.55m
- D Bedroom two**
15'9" x 14'1"
4.79 x 4.30m
- E En suite bathroom two**
3'41" x 10'59"
1.04 x 3.23m
- F Bedroom Three**
10'5" x 6'7"
3.18 x 2.00m
- G Kitchen**
4'11" x 13'9"
4.54 x 4.20m
- H Landing**
5'38" x 8'73"
1.64 x 2.66m
- I Bathroom**
6'76" x 6'96"
2.06 x 2.12m
- J Plant room**
12'59" x 3'35"
3.84 x 1.02m
- K Bedroom four**
15' x 13'3"
4.56 x 4.03m
- L Landing**
7'38" x 9'65"
2.25 x 2.94m
- M Principal bedroom**
16'3" x 14'8"
4.95 x 4.47m
- N Principal en suite bathroom**
15'03" x 9'58"
4.58 x 2.92m
- O Reception room**
25' x 21'6"
7.62 x 6.56m
- P Linen cupboard**



GROUND FLOOR



HALF LANDING



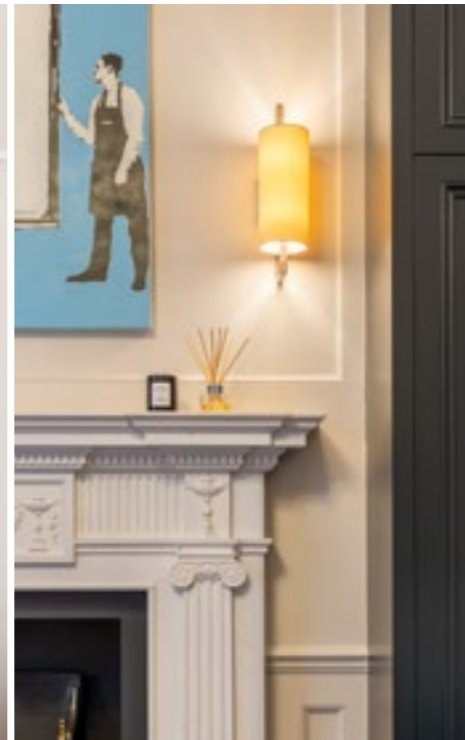
FIRST FLOOR



■ NOT DEMISED

CH = CEILING HEIGHT

This plan has been supplied to The Brochure by Guy Piper Architects. Floor plan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate.



WALL FINISHES

- Reception rooms: Lafayette, hand-woven silk wall covering by Stereo.
- Bedroom Two: wooden panels lined and painted in Farrow & Ball.
- Bedroom Three: Striped wall-covering by Ralph Lauren.

STONE FINISHES

- Bathroom floors and walls: fully covered in solid full-slab polished marble throughout.
- Entrance lobby floor: Grigio Versilia and Bianco Latte Italian marble slabs sourced and polished in Tuscany. Cut to a diametric pattern uniquely designed for this property and fitted by specialist marble stonemasons in the UK.
- Kitchen: granite worktops; Lincoln White solid marble, full-slab splash-back; bespoke-made full-slab Quartz table. The stone slabs were cut, book-matched and crafted in to a bespoke kitchen table by specialist craftsman in the UK.
- Fireplaces: Seven original fireplaces throughout with black slate hearths and slips. All fireplaces have freestanding log baskets with gas fires.
- Reception room coffee table: bespoke, designed and created using solid slab Pele Tigre marble.

FLOORING

- Solid wood flooring throughout.
- Elements Manhattan carpet throughout stairs; landings and principal bedroom.

BATHROOMS

- En suite bathroom two: Full marble. Freestanding sink and WC by Lefroy Brooks. Bespoke marble shower enclosure.
- Bathroom three: Full marble. Duravit under-mount sink. Villeroy & Boch WC. Bespoke marble shower enclosure.
- Principal en suite bathroom: Full marble. Duravit under-mount sink. Villeroy & Boch W/C. Bespoke marble shower enclosure. Steel enamel bath with full marble.

KITCHEN & UTILITY APPLIANCES

- Fridge and freezer by Gaggenau.
- Catering gas hob.
- Oven, microwave oven, warming drawer, dishwasher, washing machine and tumble dryer by Miele.

JOINERY

- Sitting/Dining Room: bespoke designed and handmade cabinetry with custom crafted concealed television that automatically reveals from secret pocket when remote requested. Drinks fridges and glass shelves incorporated. Gloss lacquered in Farrow & Ball 'black blue'.
- Reception room: bespoke designed, handmade cabinetry with motorised doors to television that automatically slide apart when remote requested. Gloss lacquered in Farrow & Ball 'black blue'.
- Principal bedroom: solid timber cabinetry with silk fabric upholstery to all doors.
- Bedroom two, three and four: oak timber cabinetry with hand-painted panelled doors and internal lighting.

- Kitchen units: oak carcasses with contemporary black gloss door panels.
- Bathrooms: bespoke oak towel benches.

MECHANICAL

- Full KNX building management system, combining all of the different heating and cooling sources throughout the home (installed in 2022). It offers zoned control of the temperature in a simple, unified, manner; and is fully integrated with Crestron smart home control system.
- Underfloor heating to lobby and bathrooms.
- Radiators to the reception rooms and bedrooms with a concealed finish and bronzed grills.
- Electric towel radiators in polished chrome to all bathrooms with thermostats and summertime electric override.
- Integrated air-conditioning to the reception rooms, principal bedroom suite, bedrooms two and four.

SMART HOME

- The property has been set up as a Crestron Smart Home, encompassing the control of audio, TV, lighting, heating, cooling and motorised blinds from the wall-mounted and hand held Lutron controllers and via mobile phone. Upgraded in 2021 with latest hardware.
- Interfaces include: in-wall touchscreens, touchscreen TV remotes, plus iPad/iPhone apps allowing access to the home remotely via a secure VPN.

DOOR ENTRY

- A video door entry system allows the user to see and communicate with the person on the other end before permitting entry, giving them full control and maintaining high security. These features can also all be controlled via mobile application so it can be managed and interacted with remotely.

CONCIERGE

- Concierge situated within the adjacent property.
- Banham security system installed throughout the property with direct link to the police.
- Panic alarm button situated in discrete location

INTELLIGENT LIGHTING

- Fully integrated Lutron HomeWorksQS lighting control system with different ambient scenes to suit activity from entertaining to meal preparation to reading.
- Lutron Architrave lighting keypads are installed at the entrance of each room. The configuration of each keypad is fully customisable and integrated with the home automation system, controlling lighting throughout the home. Tailored, bespoke, scenes have been configured for each room.
- 'All on' or 'All off' function for when arriving or leaving the premises.
- Holiday mode that will simulate a randomised lighting routine.
- 25% and 50% brightness for different mood settings.

- Window blind controls integrated within the wall-mounted and handheld controls.
- The keypads can also be used for music pre-set controls for quick operation.

WINDOW TREATMENT CONTROLS

- The controls for the motorised roller blinds are fully integrated with the Lutron intelligent lighting keypads and controls to the reception room, dining room, principal bedroom, kitchen, and bedroom three. Multiple functions and features provide added security:
- Can be setup to operate as part of a scene e.g. 'Goodnight' to draw the rollers or Romans as lights fade.
- Can work intuitively with sunrise and sunset throughout the days, months and seasons.
- One touch 'raise' and 'lower' as well as 'stop' or 'toggle' for manual adjustment.
- Simulate a normal 'lived in' routine when the property is vacant – 'holiday mode'.

SONOS AUDIO

- Sonos audio gives the freedom to listen to different sources in different rooms via a mobile application. Speakers are installed in the dining room, reception room, kitchen, master suite and bedroom four.

TELEVISIONS

- Each TV has access to centralised 4K sources, with a Crestron remote for simplified operation of each room. Each TV is also hardwired for on-demand smart services (Netflix, Prime, etc).
- Ground floor reception: Sony 4K Motorised TV within joinery to conceal/reveal TV when not in use.
- First floor reception: Sony 4K Motorised TV within joinery to conceal/reveal TV when not in use.
- Mirror television in principal bedroom. A Samsung 4K Smart TV is concealed within a bespoke mirror. The TV is invisible when off.
- Bedroom three: Wall-mounted Samsung TV
- Bedroom four: Wall-mounted Sony 4K TV with Sonos Dolby Atmos soundbar.
- Kitchen: Wall-mounted Sony 4K TV

NETWORK

- BT fibre optic connected postcode.
- Wired and wireless IT network.
- Cisco network switches for the processing and distribution of network traffic.
- Hardwired data sockets that allow for computer hardware e.g. laptop, printer and telephones to be connected.
- Ruckus enterprise level Wi-Fi boosters.
- Wireless access points (Boosters) discreetly concealed around the property provide strong wireless coverage in every room. The enterprise level models feature handover protocols ensuring that Wi-Fi connection is automatically switched to the strongest signal anywhere throughout the property.

Ennismore Gardens is a five minute walk from Hyde Park, The Albert Hall and Harrods. Excellent transport links are close by at Knightsbridge, South Kensington and Sloane Square tube stations. Amenities include the newly regenerated Pavilion Road comprising restaurants and local stores, the world famous Harrods and Harvey Nichols, and numerous five star hotels such as The Peninsula, The Belmond Cadogan Hotel, The Jumeriah Carlton Towers, The Lanesborough and The Mandarin Oriental.



TENURE
Leasehold, 183 years remaining

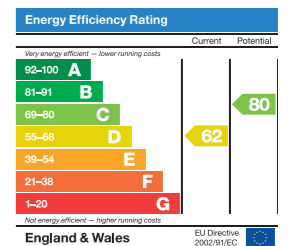
SERVICE CHARGE
£2,080 per quarter

GROUND RENT
£40 per annum

PRICE
Upon application

LOCAL AUTHORITY
City of Westminster

PARKING
Residents permit



In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements or distances referred to herein are approximate only.

