



ENNISMORE GARDENS  
Knightsbridge SW7



## A MASTERPIECE IN MODERN DESIGN

A voluminous ground floor flat with views onto Ennismore Gardens.



1 1 1 E

Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold: approximately 90 years remaining

Ground rent: Please note, we have been unable to confirm the ground rent. You should make your own enquiries.

Service charge: £5,000 per annum, reviewed every year, next review due 2025

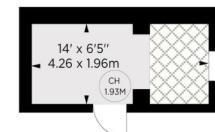
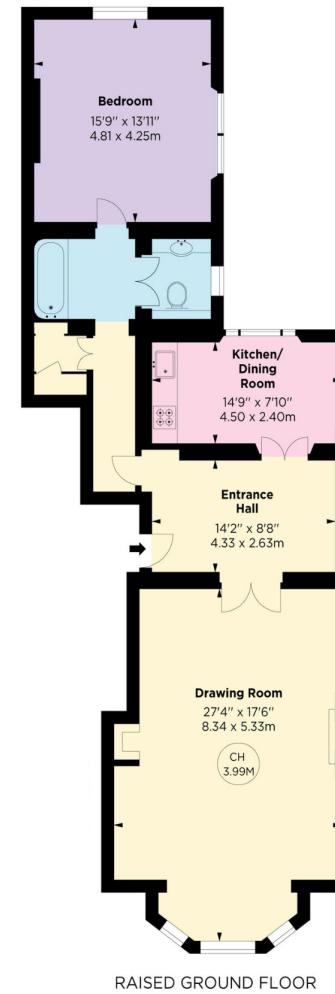
**Guide price: £2,550,000**

Situated on the ground floor in one of the premier terraces on Ennismore Gardens. This classical apartment (previously arranged as two bedrooms) benefits from an abundance of original features such as parquet flooring, original windows shutters, and ornate plasterwork and mouldings. The flat which measures approximately 1,129 square feet is entered via the common parts into the entrance hall, there is a large reception room with 4m ceiling heights and a large bay window overlooking the communal garden square. To the rear is the bedroom with two large windows providing plenty of natural light, there is ample storage throughout the apartment, with the added benefit of a storage room on the first floor half landing. The dine in kitchen is well appointed with bespoke joinery and plenty of entertaining space.



Key :  
CH - Ceiling Height

- Under 1.5m



HALF LANDING  
STORAGE

Approximate Gross Internal Area = 112.87 sq m / 1215 sq ft

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. (ID767266)



We would be delighted  
to tell you more.

**Daniel Garnett**  
020 3839 3242  
[daniel.garnett@knightfrank.com](mailto:daniel.garnett@knightfrank.com)

**Knight Frank Knightsbridge**  
52-54 Sloane Avenue  
SW3 3DD

[knightfrank.co.uk](http://knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2024. Photographs and videos dated February 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.