



Ennismore Gardens, London **SW7**

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Situated on the ground floor in one of the premier terraces on Ennismore Gardens, this classical apartment benefits from an abundance of original features such as parquet flooring, original windows shutters, and ornate plasterwork and mouldings.

The flat, which measures 1,129sqft, 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.



Guide price: £2,950,000

Tenure: Leasehold: approximately 90 years remaining

Service charge: £5,000 per annum, reviewed every year, next review due 2024

Ground rent: We have been unable to confirm, please make your own enquiries

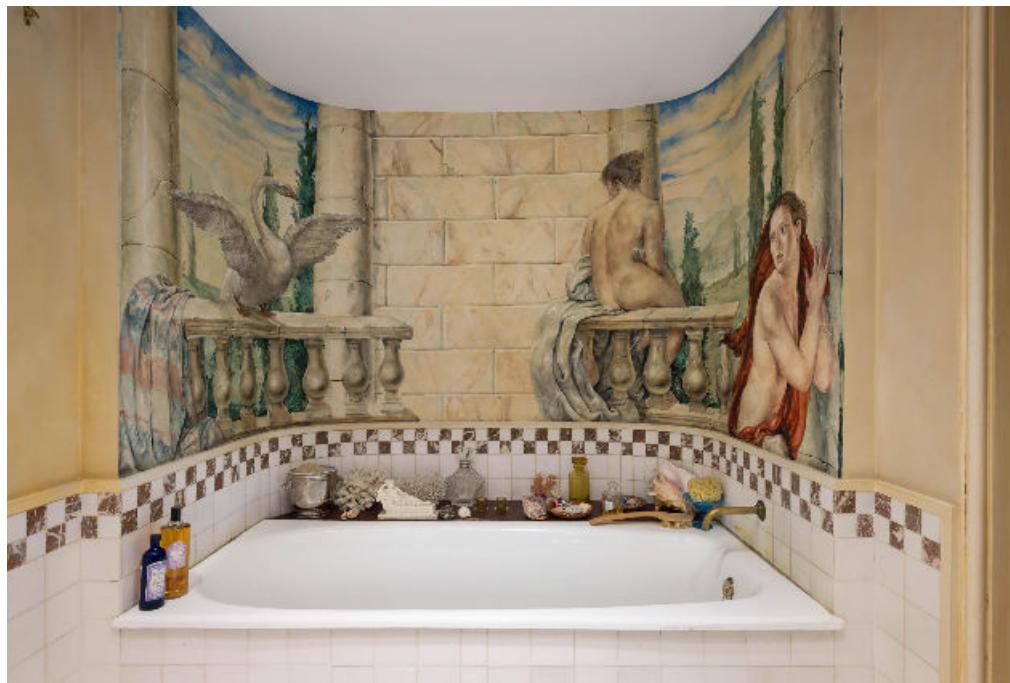
Local authority: City of Westminster

Council tax band: G





Ennismore Gardens is considered one of Knightsbridge's finest garden squares, conveniently located only a few hundred yards from Hyde Park to the north and the famous shops of Brompton Road to the south.



Approximate Gross Internal Floor Area 104.88 sq m / 1,129 sq ft

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.



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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.

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Particulars dated . Photographs and videos dated .

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