



Ennismore Gardens Mews, Knightsbridge SW7



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Ennismore Gardens Mews is a very attractive cobbled mews, quietly situated between the Brompton Road and Hyde Park and easily accessed from Ennismore Gardens. The world class shopping, transport, museums and restaurants of Knightsbridge and South Kensington are all within walking distance.



Guide price: £4,250,000

Tenure: Available freehold

Local authority: City of Westminster

Council tax band: H

The property

The large, spacious reception / dining room and open plan kitchen spans across the full width of the property on the ground floor. An open slat staircase leads to three bedrooms on the first floor. The principal bedroom has an en suite bathroom, considerable built-in storage and French doors opening onto a juliet balcony. The second and third bedroom share a bathroom. The lower ground floor includes a sitting room with an en suite bathroom and dressing room which could very easily be used as a bedroom as well as a large utility room with plenty of storage space.

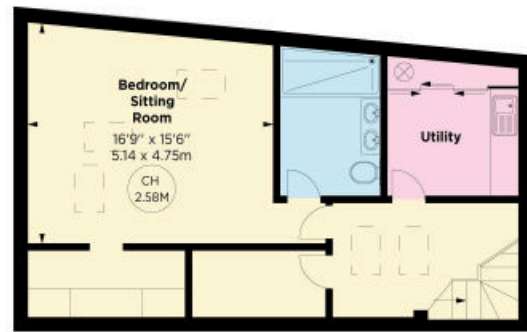
The property has a contemporary style and presents in good decorative order with added benefits of air-conditioning throughout all the bedrooms and in the reception room as well as under floor heating in the bathrooms. From the landing on the first floor one can access a staircase that leads onto a flat roof.



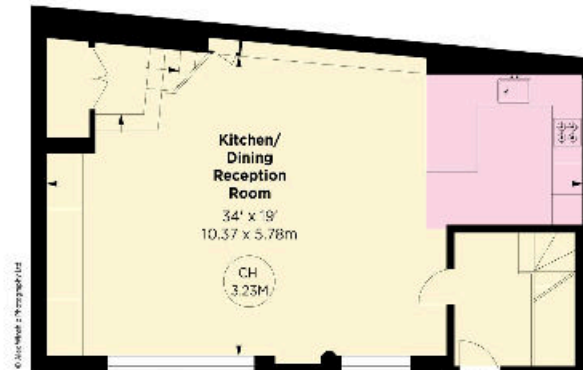


Approximate Gross Internal Floor Area 183.94 sq m / 1980 sq ft

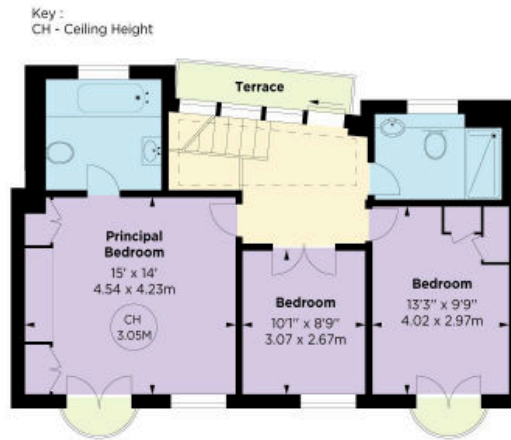
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Key :
CH - Ceiling Height

Knight Frank
Knightsbridge
52-54 Sloane Avenue
London
SW3 3DD
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more
Paul Westwood
+44 20 3371 3132
paul.westwood@knightfrank.com



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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