



ENNISMORE GARDENS

Knightbridge SW7



ELEGANT AND EXCEPTIONALLY SPACIOUS

This three bedroom apartment occupies the second floor of a distinguished building on Ennismore Gardens, offering views across the tranquil garden square.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, approximately 91 years remaining

Ground rent: Peppercorn

Service charge: £36,947.44 per annum, next review date 2026

Guide Price: £8,950,000



The home opens into a grand entrance hall, setting the tone for the generous proportions throughout. To the right lies the principal suite, complete with extensive built-in storage, a luxurious en suite bathroom, and the added comfort of air conditioning.

The impressive reception room, also air-conditioned, flows seamlessly into the dining area, with the contemporary kitchen subtly set back to create an inviting semi open-plan living and entertaining space.

Two additional bedrooms, both en suite and thoughtfully designed with ample storage, ensure comfort and privacy for family or guests. Practical features include a dedicated utility room and a private wine cellar, conveniently located on a half-landing below the





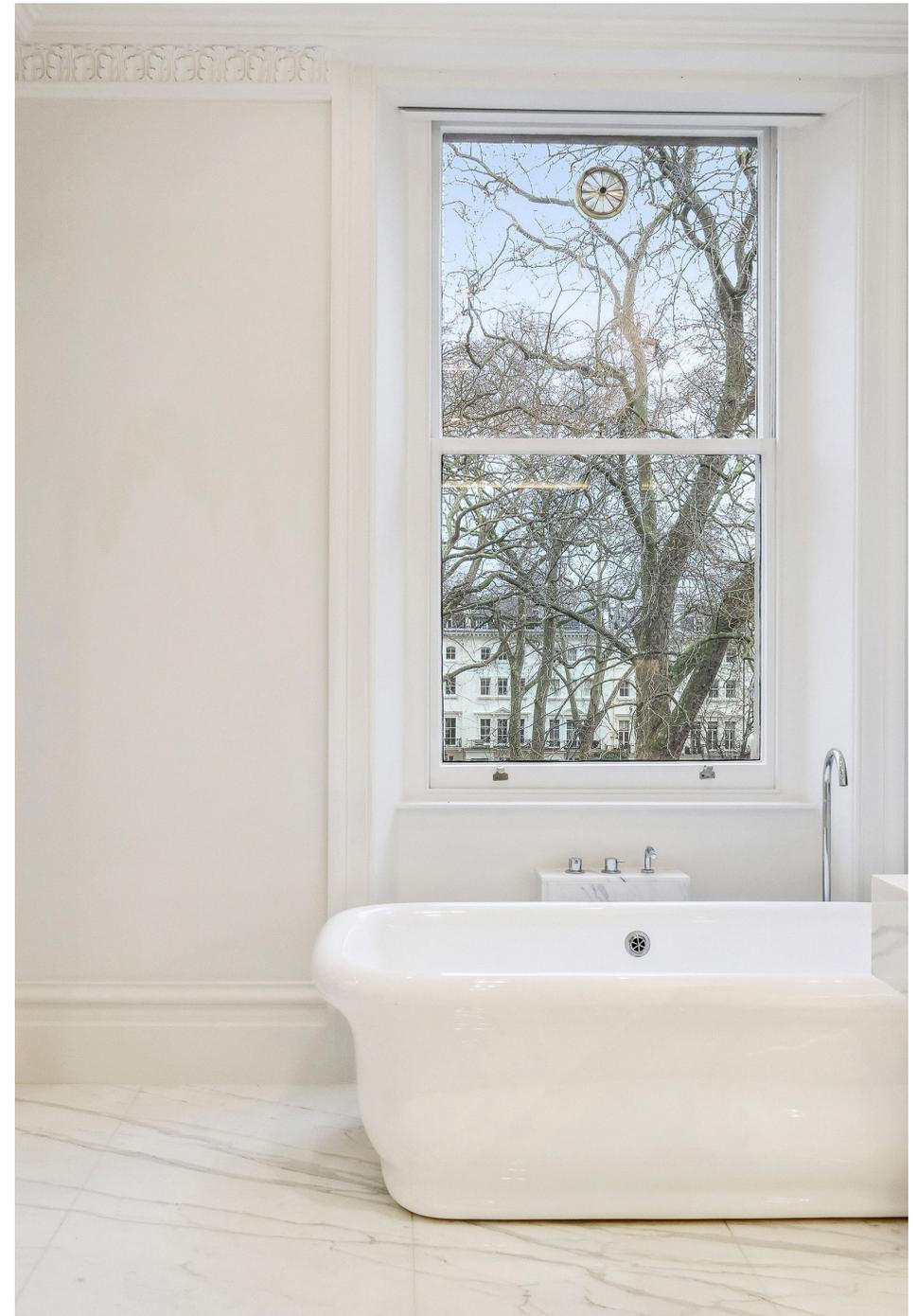




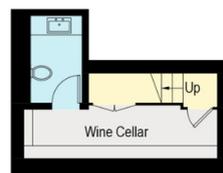
LOCATION

The property is located in Knightsbridge, just north of Brompton Road and south of Hyde Park. This area is known for its luxury shops, restaurants, and cultural attractions. Harrods and the boutiques of Sloane Street are all within one mile.

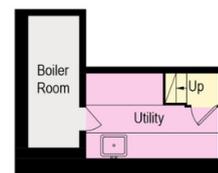
Hyde Park provides outdoor space for recreation, and there are good transport links, including the London Underground, for easy access to the rest of the city. This location offers a practical blend of convenience and access to local amenities.







First Floor



First Floor



Second Floor

Approximate Gross Internal Area = 272.4 sq m / 2932 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)



Omar Areef

02035 977 673

omar.areef@knightfrank.com

Knight Frank Knightsbridge

52-54 Sloane Avenue

SW3 3DD

[knightfrank.co.uk](https://www.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 <Particularsdate>. Photographs and videos dated <Photodate>. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.