



Ennismore Gardens, London  
SW7



*Beyond your expectations*



# A wonderful first floor one bedroom apartment

Hamptons International

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Reception room | Kitchen | Mezzanine study area | Bedroom | En-suite bathroom | Balcony.

Asking Price £1,675,000 Share of Freehold

### Description

Situated on the first floor of an elegant Grade II listed building in Ennismore Gardens, this attractive one bedroom apartment offers generous proportions and a wealth of period features. Accommodation comprises reception room, kitchen, mezzanine study area, bedroom and en-suite bathroom. The flat benefits from three north facing french windows offering wonderful views over communal gardens, excellent light and a balcony.

### Location

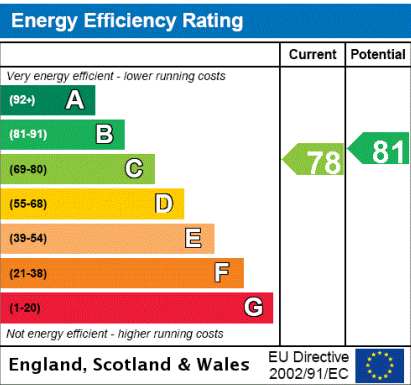
The property is situated on the quiet cul-de-sac section of Ennismore Gardens, which is one of Knightsbridge's finest garden squares. The property is ideally situated for the open spaces of Hyde Park and the shops, restaurants, museums and amenities of South Kensington and Knightsbridge.

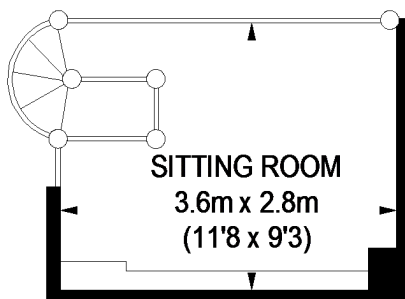
### Additional Information

Local Authority: City of Westminster

Council Tax Band: G

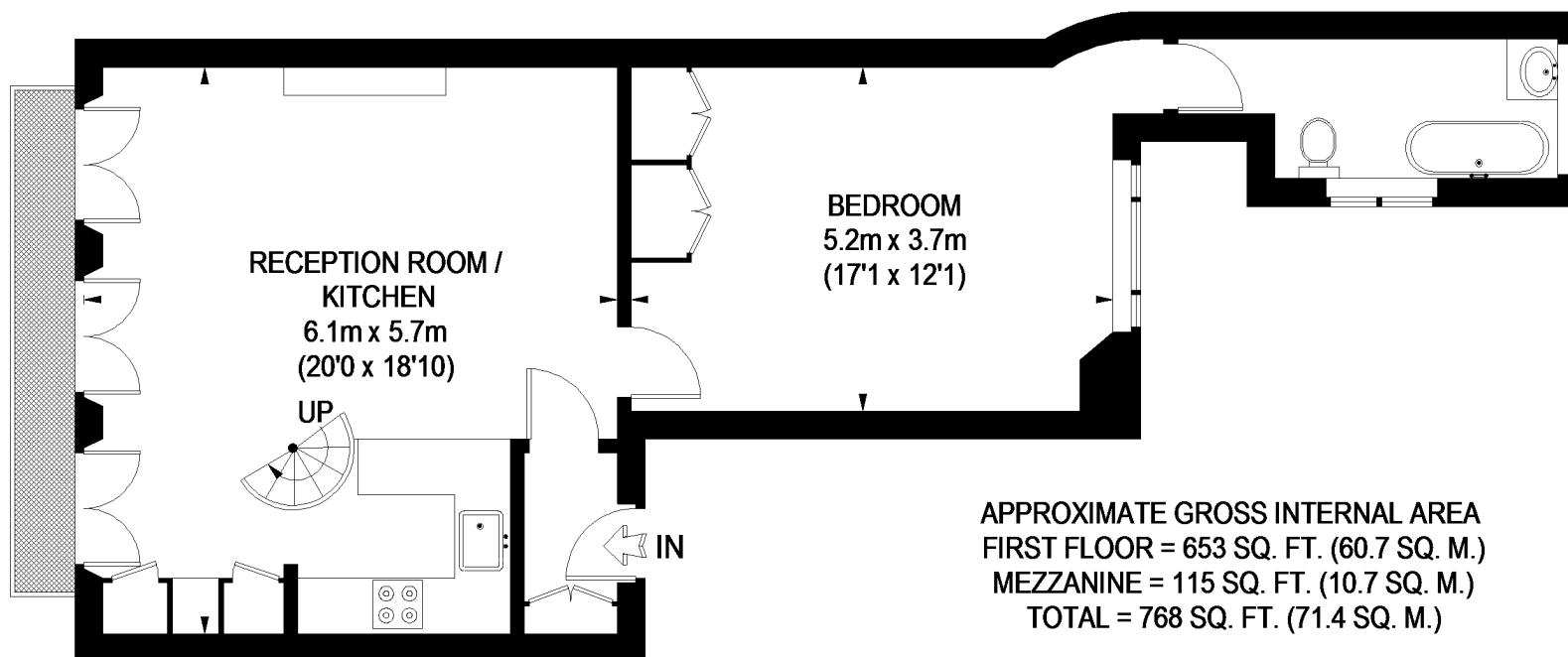
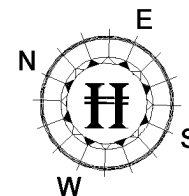
Tenure: Share of Freehold (approx. 987 years remaining)





**MEZZANINE**

# ENNISMORE GARDENS



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
FIRST FLOOR = 653 SQ. FT. (60.7 SQ. M.)  
MEZZANINE = 115 SQ. FT. (10.7 SQ. M.)  
TOTAL = 768 SQ. FT. (71.4 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property. (ID138638)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



