



**19 ENNISMORE MEWS  
KNIGHTSBRIDGE  
SW7**

APPROXIMATE  
GROSS INTERNAL FLOOR AREA  
197 sqm/ 2127 sq ft

A superbly renovated Mews house with added Basement, Garage and Roof Terrace in this quiet and picturesque Knightsbridge cobbled Mews, an easy walk to the amenities of Knightsbridge and open spaces of Hyde Park.

Architect designed in the modernist style, with glass staircase and light wells, this exciting four storey Mews house has been finished to the highest standards.



luxury master bedroom : 2 bedrooms : bathroom : reception room :  
spacious kitchen/reception room : guest cloaks/utility : integral garage: roof terrace :  
air conditioning, Lutron lighting & home entertainment system

**FREEHOLD**

**PRICE £3,975,000**

**020 7581 8277**



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>				<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>	
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	52	54	(39-54) <b>E</b>	45	46
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>				<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### IMPORTANT NOTICE

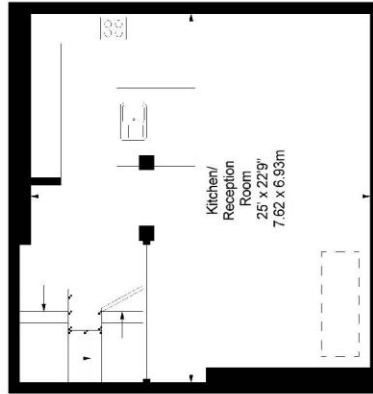
- 1) These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract.
- 2) Any information contained herein (whether in the text, plans or photographs) represent the opinion of the author and is given in good faith, but should not be relied upon as being a statement or representation of fact.
- 3) We have not carried out a survey so nothing in the particulars shall be deemed to be a statement that the property in good condition or otherwise, nor that any services, appliances or facilities are in good working order.
- 4) Any areas, measurements or distances referred to herein are approximate only and should not be relied upon as being accurate 22-2-16

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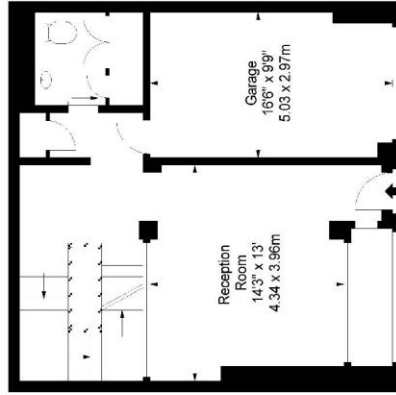
APPROX. GROSS INTERNAL AREA \*  
2127 FT<sup>2</sup> - 197,60 M<sup>2</sup>  
(Including Garage)



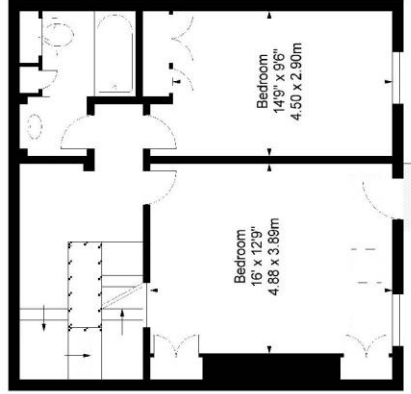
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY, NOT TO SCALE  
\* As Defined by RICS - Code of Measuring Practice



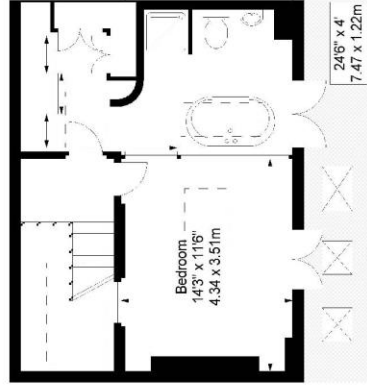
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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