



Ennismore Gardens, Knightsbridge SW7

ASHDOWN MARKS  
PROPERTY CONSULTANTS



## Ennismore Gardens

### Knightsbridge, SW7 1NL

A cleverly designed, well-appointed one bedroom flat on the first floor of this classic period building.

The flat offers a high-ceilinged reception room with a large balcony, mezzanine level bedroom and bathroom. Neutrally decorated in a smart contemporary style, it would provide an excellent pied-a-terre or letting investment with Imperial College being on the doorstep.

This is a prime location between Hyde Park and Harrods, close to other excellent facilities of Knightsbridge and South Kensington.

- Reception Room
- Kitchen
- Galleried Bedroom
- Cloakroom
- Bathroom
- Lift
- Communal Gardens subject to subscription
- EPC: Rating C    Council Tax: Band G
- lease: Approx 92 years, expires Dec 2116
- Service Charge: £7,203 + Reserve Fund £1,429 p.a subject to review

**Guide Price £1,150,000**





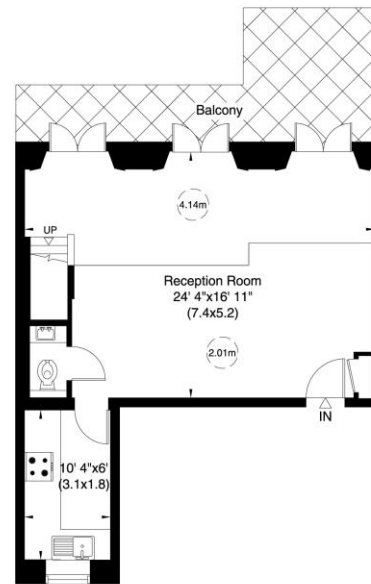


Gross internal area (approx.)

71 Sq m (765 Sq ft)

For identification only, Not to Scale

capital 020 8871 7722



First Floor



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Important notice: Ashdown Marks, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Ashdown Marks have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

9 Milner Street, London, SW3 2QB

Tel: 020 7589 3353

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

**ASHDOWN MARKS**  
PROPERTY CONSULTANTS