



# Ennismore Gardens, SW7

£1,950,000 Leasehold

2 bedroom apartment for sale

## Description

A beautifully refurbished West facing two bedroom First Floor apartment overlooking this Knightsbridge garden square. The flat is within walking distance of Hyde Park and the amenities of South Kensington. The flat benefits from a self contained studio with a shower room situated on the half landing, which could easily be used as an office or spare guest bedroom.

23" West facing reception room : open-plan kitchen : 16" bedroom : en suite shower room : cloakroom : front terrace : self contained studio : shower room : kitchenette : communal gardens.

Tenure: Leasehold (117 years)  
Ground Rent: £500 per year  
Service Charge: £2,500 per year

## Tenure

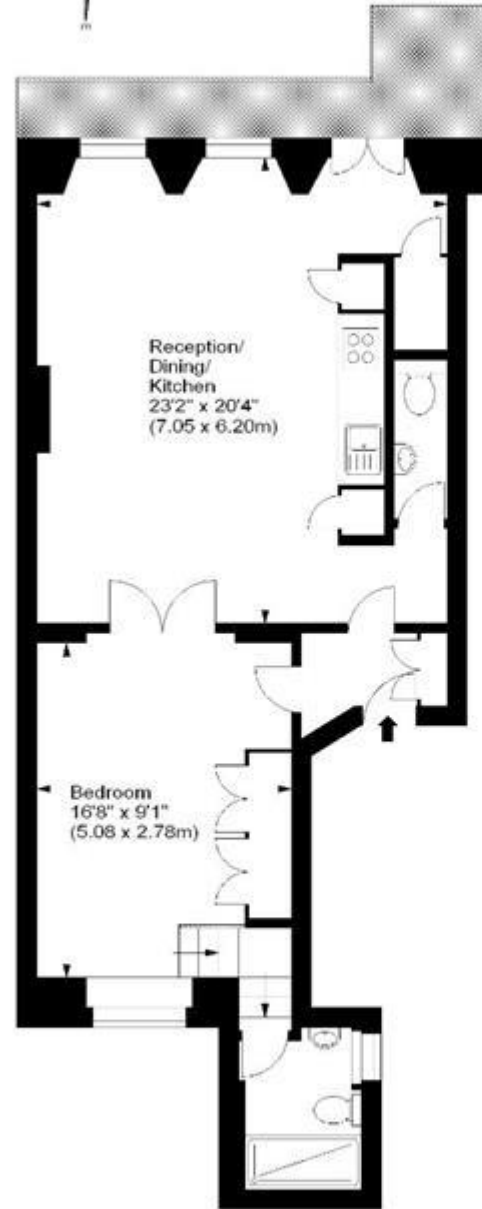
Leasehold (117 years)





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Approx. Gross Internal Area  
865 Sq Ft - 80.37 Sq M



First Floor (71.36 sq m)



Half Landing (9.01 sq m)

For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(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>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>84</b>	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC
			<b>72</b>
			<b>43</b>

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>).

Viewing by appointment only  
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