



{ ENNISMORE GARDENS KNIGHTSBRIDGE SW7
£1,250 PER WEEK AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Ennismore Gardens Knightsbridge
SW7

£1,250 Per Week
Furnished

 2 Bedrooms
 1 Bathroom
 1 Reception

Features

- One Bedroom, - Second Bedroom Set Up As Dressing Room, - Wood Floors Throughout, - High Ceilings, - Private Balcony, - Stunning Communal Gardens View And Access, - Council Tax Band H

Council Tax

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{ A TRULY SPECTACULAR FLAT WITH A PRIVATE BALCONY AND GARDEN VIEW

The Property

A truly spectacular apartment with breath-taking views over the communal gardens. Principal bedroom with second bedroom as walk in wardrobe. Located in this Period building in the very desirable Ennismore Gardens. The apartment is on the 3rd floor with lift and offers just under 700 squared feet of modern lateral living space. This apartment has been fully refurbished to a high standard in a minimalistic style using white as the primary colour and benefiting from an abundance of natural light. With high ceilings the apartment has wood floors throughout and a delightful private balcony overlooking the communal gardens. Comprising an open plan modern kitchen and reception room with feature fireplace and access to the balcony. Please note the chandelier in the kitchen will be replaced with a smaller ceiling light. Guest WC and family shower room both newly fitted with marble tiles. This is a one bedroom apartment using the second bedroom as a dressing room and or study.

Location

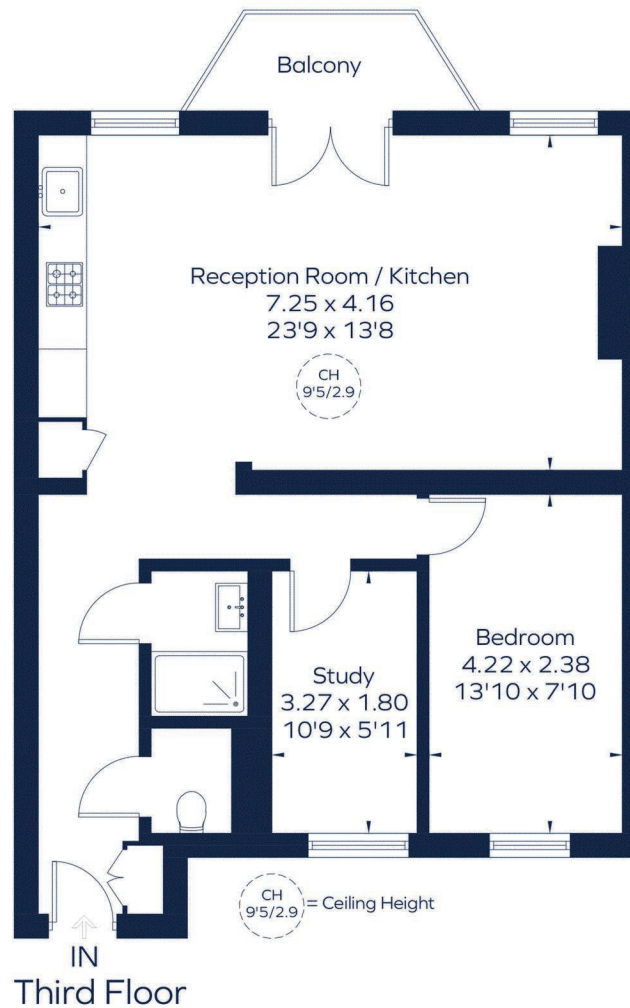
Ennismore Gardens is a highly desirable address located between Hyde Park and Knightsbridge, you have both the quiet locations but with the luxury shopping of Knightsbridge close by and the famous Hyde Park and serpentine to enjoy on a summers day. South Kensington underground station is located 0.3 miles away and offers Circle & District Lines along with the Piccadilly Line for easy travel to Heathrow or Central London.



ENNISMORE GARDENS

Approximate Gross Internal Area

694 sq. ft. (64.5 sq. m.)



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.
ID 1316003

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures 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. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		
How energy efficient does the building perform?	Current	Potential
A (84-92)		
B (79-83)		
C (74-78)		
D (69-73)		
E (64-68)		
F (59-63)		
G (54-58)		
For energy efficient - higher rating costs less		
England & Wales	72	79
EU Directive 2002/91/EC		



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