



WETHERELL
MAYFAIR'S FINEST PROPERTIES



ENNISMORE GARDENS, SW7

£2,850,000

Situated on the fourth floor of a classic Portland stone building on one of Knightsbridge's most prestigious garden squares, this beautifully refurbished two-bedroom lateral apartment offers lift access, resident portage, air conditioning and use of communal gardens.

The apartment features a bright reception and dining room with a bespoke open-plan BOFFI kitchen fitted with Miele appliances and striking large-format Italian stone surfaces. The principal bedroom suite offers a dressing area and en suite bathroom, complemented by a second double bedroom, a separate shower room and a guest WC.

Finished to an exceptional standard throughout, the property showcases refined Poliform joinery and a sophisticated home automation system controlling heating, air conditioning, LUTRON lighting and a multi-zone speaker system via tablet or mobile device.

A RECENTLY INSTALLED £240,000 BOILER SYSTEM FOR THE BUILDING PROVIDES HEATING AND HOT WATER, INCLUDED WITHIN THE SERVICE CHARGE OF APPROXIMATELY £12,000 PER ANNUM. IDEALLY POSITIONED MOMENTS FROM HYDE PARK AND THE WORLD-CLASS

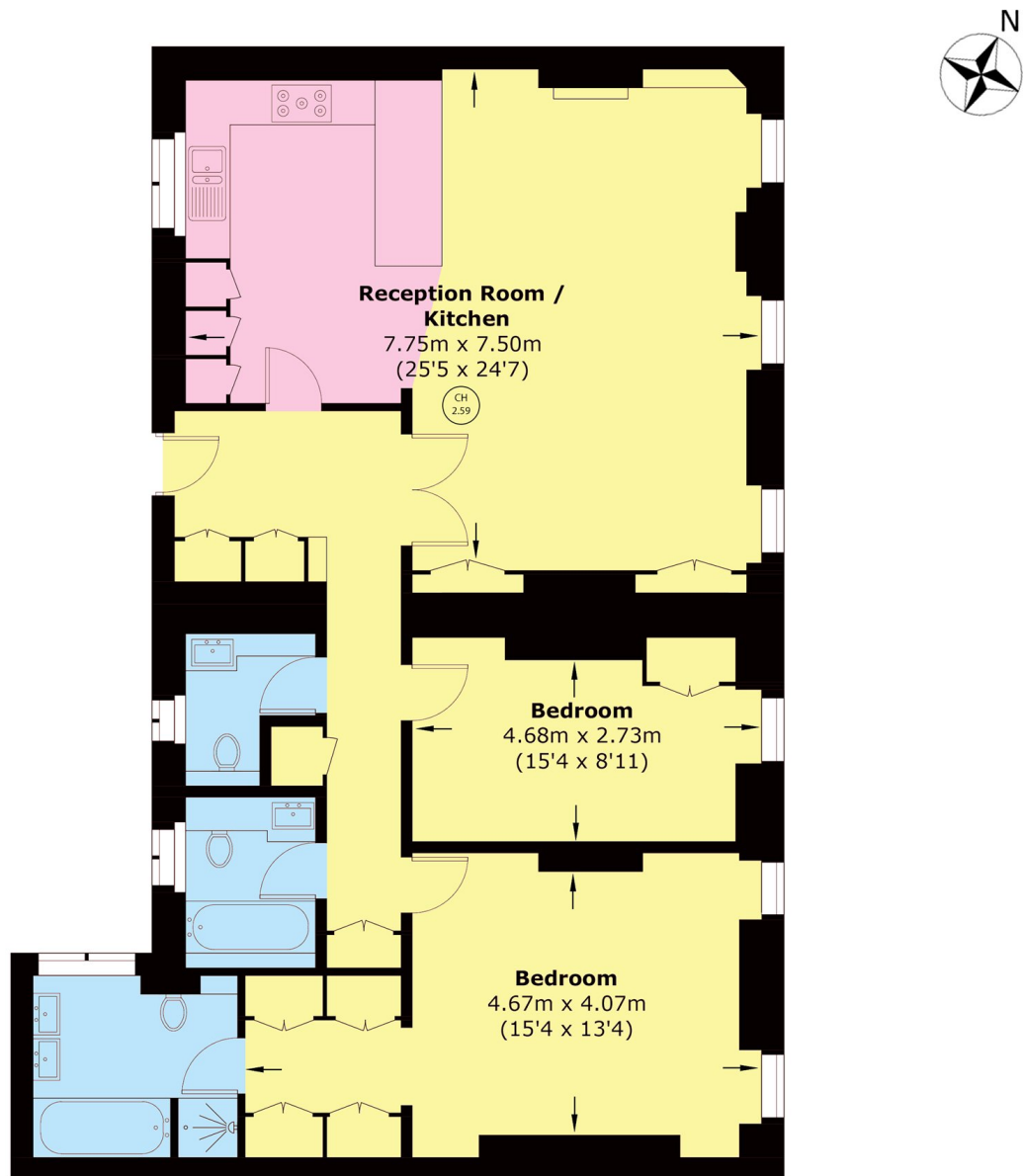


FEATURES

- Fourth Floor Flat • Two Bedrooms • En Suite Bathroom, Shower Room & Guest WC • Reception Room & Kitchen • Approx. 1,261 sq ft • Air Conditioning • Lift Access • Communal Gardens •



ENNISMORE GARDENS, LONDON, SW7



Total area (approx.): 120.5 sq. m (1297.0 sq. ft)



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We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their working order.

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