



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 porterage, 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.

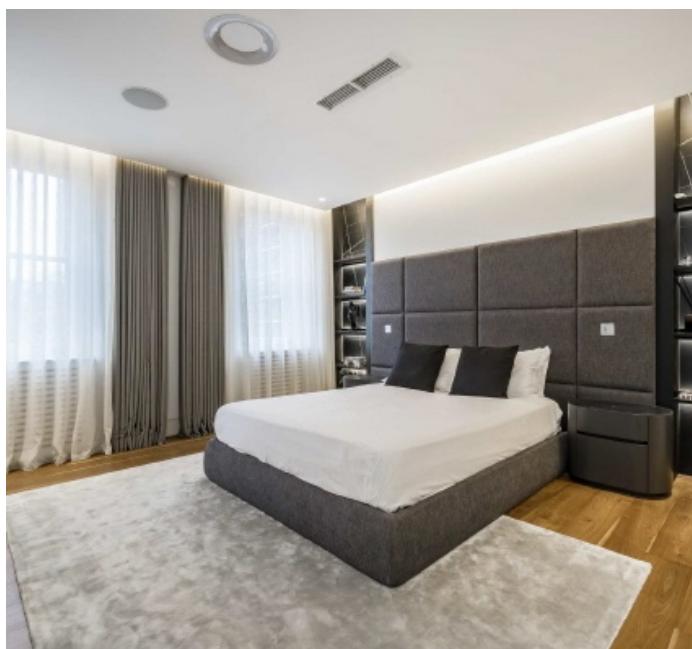
Finished to an exceptional standard throughout, the property showcases refined Poliform joinery and a sophisticated home automation system controlling heating, air conditioning, LUTRON lighting and a multi-zone speaker system via tablet or mobile device.

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

