



25 Ennismore Gardens, London, SW7 1AB

Guide Price £595,000 Share of Freehold

Introducing 25 Ennismore Gardens...

A generously sized one-bedroom flat set within a striking Portland stone building on the sought-after south terrace of Ennismore Gardens, one of Knightsbridge's most prestigious garden squares. Occupying part of the lower ground floor at the front of the building, the property benefits from its own private entrance and a well-proportioned, thoughtfully arranged layout. The accommodation includes a bright reception room with space for dining, an adjoining modern kitchen, and a double bedroom with en suite shower room and small dressing area, accessed via sliding doors. Residents also enjoy access to the beautifully maintained communal gardens. Perfectly positioned just moments from the open green spaces of Hyde Park and within easy reach of the luxury shopping, dining, and amenities of Brompton Road and Sloane Street, the flat is ideally located for Knightsbridge and South Kensington Underground stations.

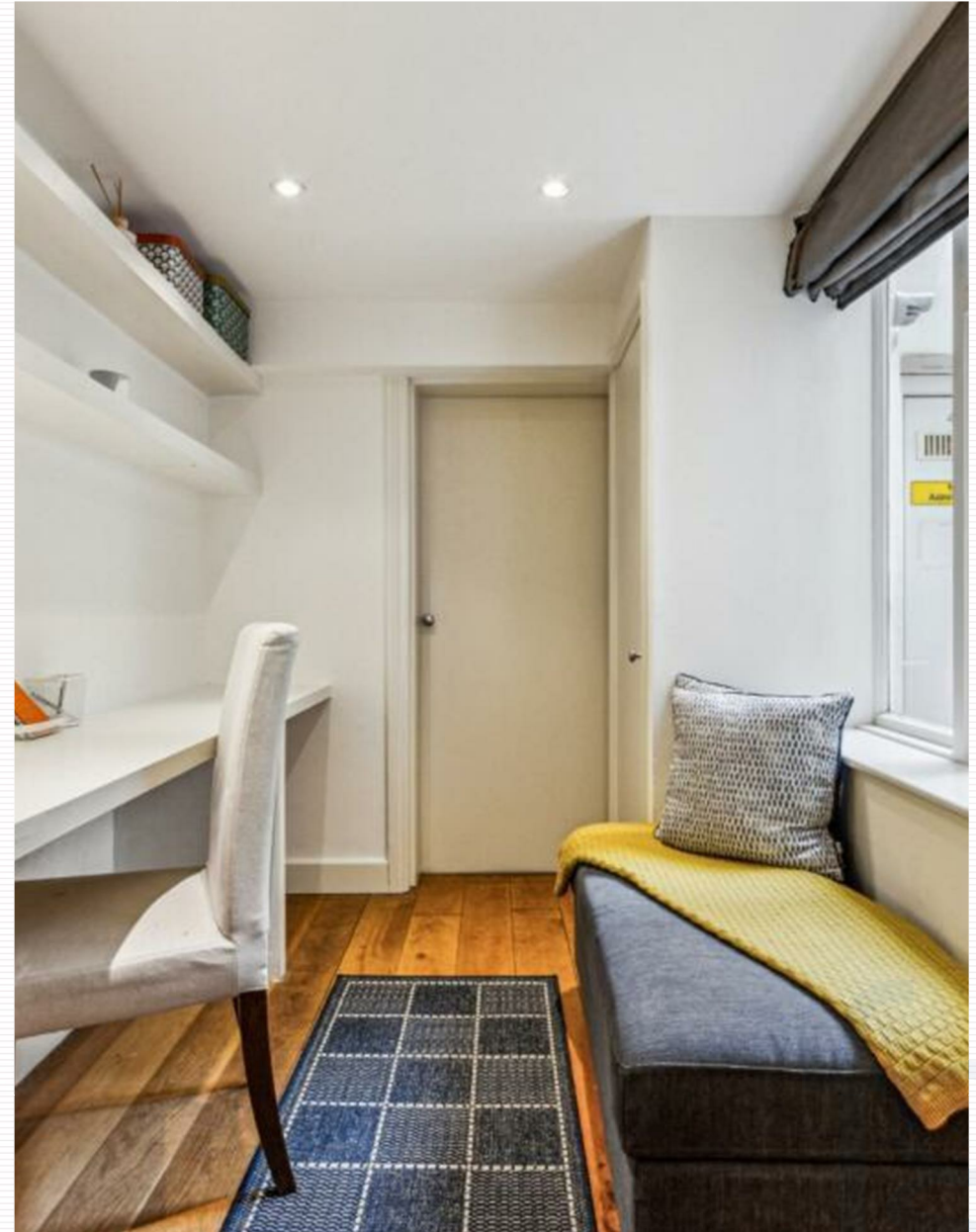


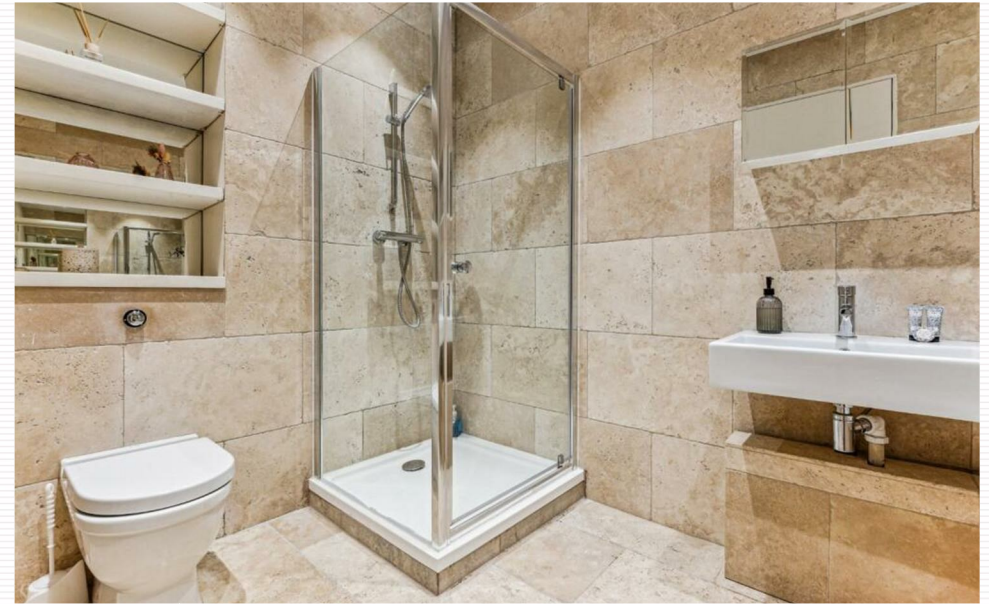
Welcome to London...



- Private Entrance
- One Double Bedroom Apartment
- Separate Kitchen
- Bay Fronted Living Room
- Access To Communal Gardens
- Available with No Onward Chain

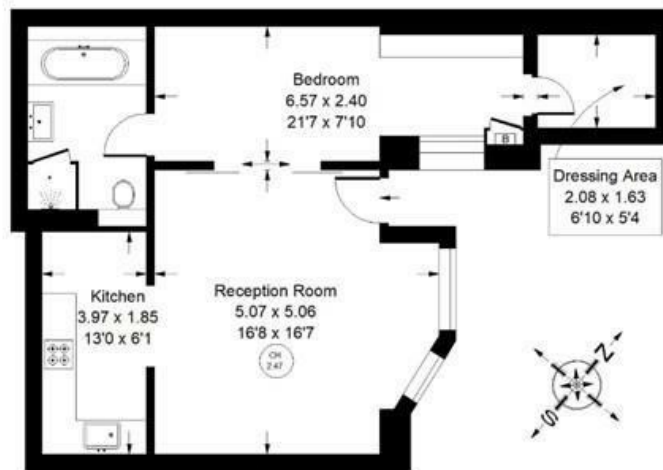
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Ennismore Gardens, SW7

Approx. Gross Internal Area
57.6 sq m / 620 sq ft



Lower Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

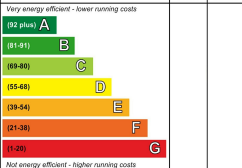
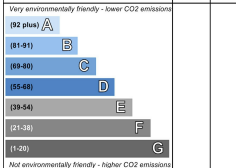
Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.

Estate Agents
Valuers
Private office
Development Consultants
Property Consultants
Asset & Capital Management

Fuller Gilbert & Company  Est. 2001



Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
|  | |  | |
| Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs | | Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |