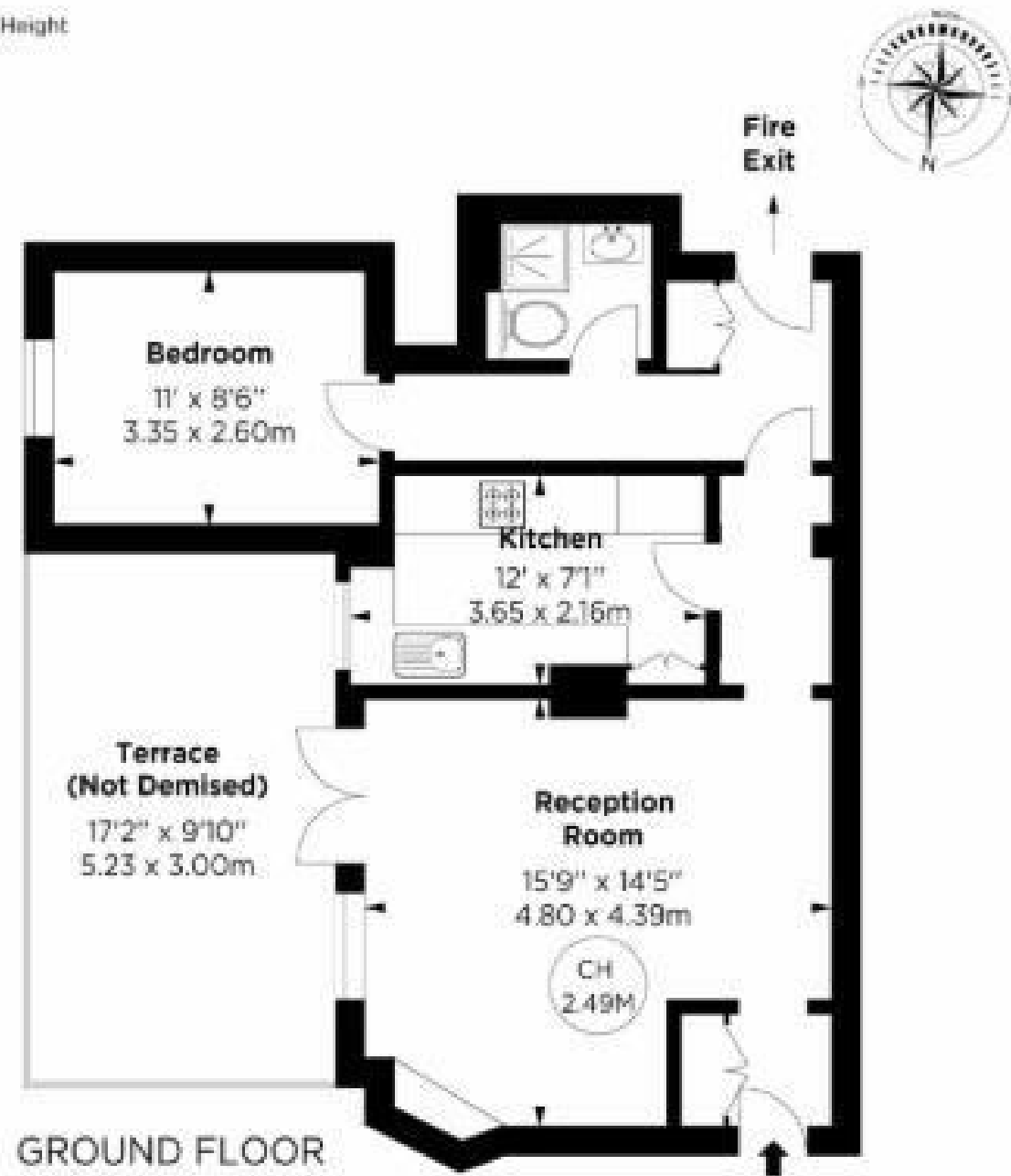


Key:
CH - Ceiling Height



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 the 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.

Ennismore Gardens, South Kensington, SW7 1NF

TO RENT £2,600



95 High Street Wimbledon SW19
020 8016 9700
wvlettings@fullergilbert.co.uk

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& Company Est. 2001

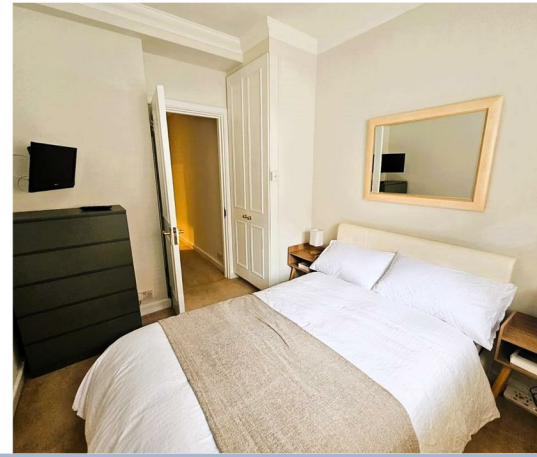
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for
rent

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THE LOCATION

The property is located in Knightsbridge, just north of Brompton Road and south of Hyde Park. This area is known for its luxury shops, restaurants, and cultural attractions. Harrods and the boutiques of Sloane Street are all within one mile.

Hyde Park provides outdoor space for recreation, and there are good transport links, including the London Underground, for easy access to the rest of the city. This location offers a practical blend of convenience and access to local amenities.



THE PROPERTY

Upon entering the building you are greeted by the friendly concierge. The property is located at the rear of the building and has a spacious lounge with patio doors leading to the paved private patio. A well equipped kitchen offers, fridge, freezer, hob, oven and dishwasher, a good range of units and work top space. The hallway follows round to a spacious shower room and bedroom. The property is partly furnished and will suit a single or couple comfortably.

Energy Efficiency Rating		
	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		
	71	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
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	

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 wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.