



KINGSTON HOUSE SOUTH, ENNISMORE GARDENS, KNIGHTSBRIDGE SW7
£6,850,000

Carter Jonas

ENNISMORE GARDENS, SW7

A rare opportunity to buy, remodel and refurbish two interconnecting flats offering a combined internal lateral space of c.2700 sq ft. located on the seventh floor (with lifts) of this immaculately presented portered block with its own beautifully maintained communal gardens.

Thanks to the triple aspect and higher floor, the flats are blessed with exceptional natural light and views across Hyde Park to the north, south-east towards the City and west London.

Accommodation currently includes 4 receptions, 2 kitchens, 5 bedrooms, 4 bathrooms, cloakroom/guest w.c., 3 private balconies. Lifts. Portage, Communal gardens. Secure storage cages in the basement.

Leasehold and Share of Freehold - the vendor has advised that the lease is being changed from 113 years to 999 years. The legal procedure is underway.

A secure underground parking space available by separate negotiation.

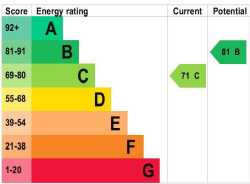
Ground rent: £25 per annum per flat

Service charge (including reserve fund): £21,096.96 per annum - payable six monthly per flat

Westminster City Council
68 Council tax band - H
69 Council tax band - G

AMENITIES

- 2 x inter-connecting flats
- c.2700 sq ft
- Refurbishment opportunity
- 7th floor
- 4 Receptions
- 2 Kitchens
- 5 Bedrooms
- 4 Bathrooms
- 3 Balconies
- Porter
- Communal gardens

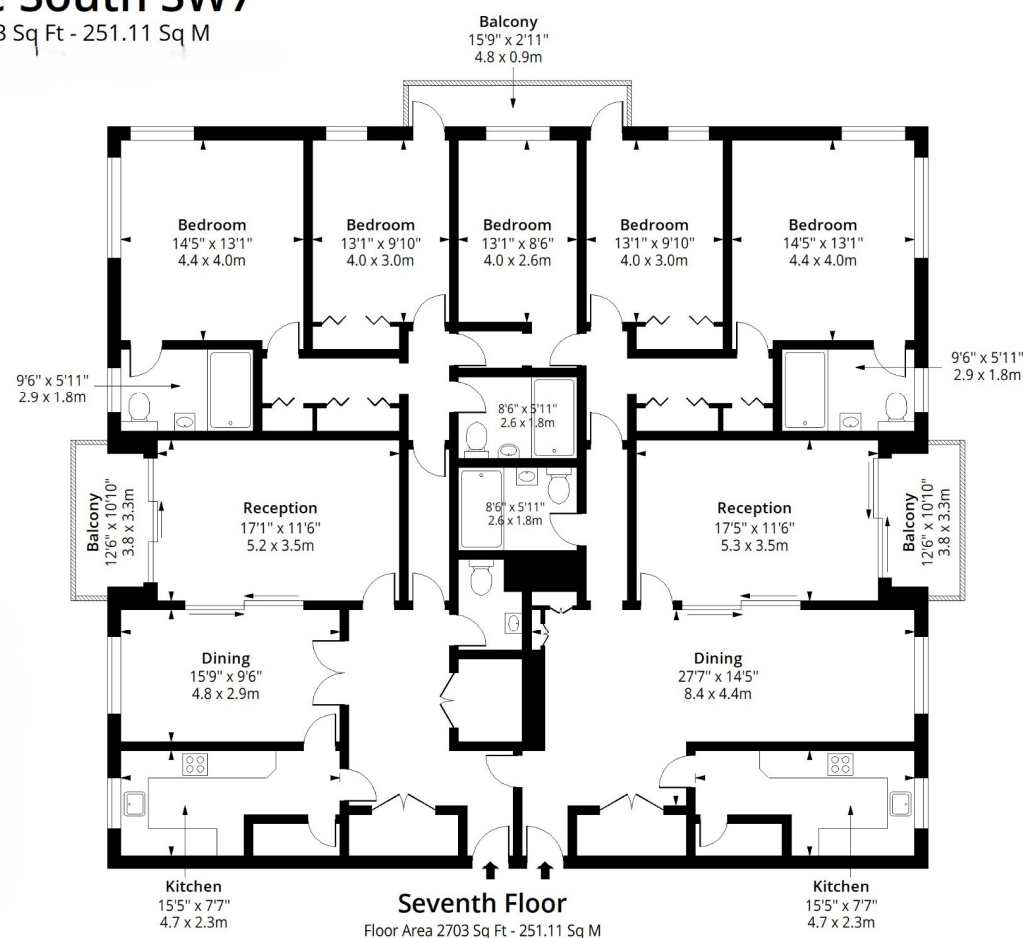






Kingston House South SW7

Approx. Gross Internal Area 2703 Sq Ft - 251.11 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

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IMPORTANT INFORMATION

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